



Located in the highly regarded Winslade Park development, this well-presented four-bedroom detached home is situated on generous sized plot with ample parking and good-sized rear garden. Built in the 1960s, the property offers light and spacious accommodation throughout, ideal for families or those looking for flexible living space. The layout includes four good-sized bedrooms, ample reception space, and excellent natural light. The property also offers easy access to Exeter city centre, the M5 motorway, and Exeter Airport—making it ideal for commuters and families alike.

**Winslade Park Avenue**  
Exeter £600,000

**East of** 



# Winslade Park Avenue Exeter £600,000

Attractive detached house | Four good size bedrooms | Sought after location | Two reception rooms plus a conservatory | Kitchen and separate utility room | Master bedroom with en-suite | Light and spacious | Generous westerly facing rear garden | Ample driveway parking and single garage | Excellent access to Exeter, road links & airport

## PROPERTY DESCRIPTION

Tucked away in a peaceful position on the ever-popular Winslade Park development, this light and spacious detached home offers a fantastic opportunity to secure a property in one of the area's most highly regarded locations. Built in the 1960s and set well back from the road, the house enjoys a generous westerly-facing plot that provides a wonderful sense of privacy and space.

The accommodation is well-proportioned throughout, with excellent natural light and a practical layout ideal for modern living featuring; two spacious reception rooms, large conservatory, modern kitchen, separate utility room and cloakroom. On the first floor are four good sized bedrooms - master bedroom with en-suite shower room, and family bathroom.

## GARDENS AND GROUNDS

The property enjoys attractive gardens to the front and side, with well-maintained lawns bordered by deep flower beds filled with a variety of mature plants and shrubs. A pathway leads to the front door and continues around to the side, where a gate provides access to the rear garden.

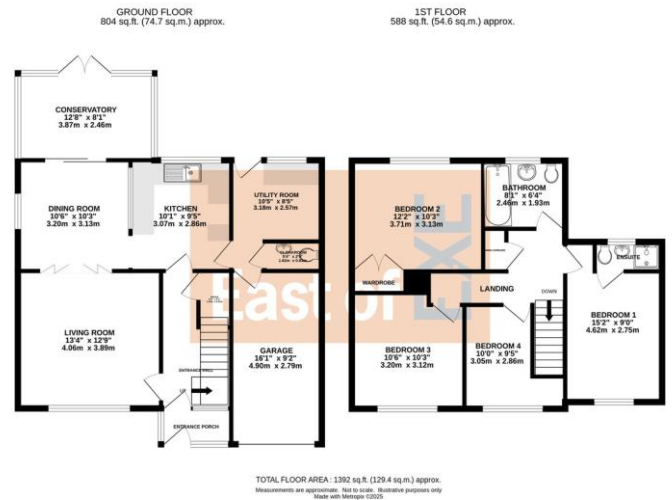
A particular highlight is the generous rear garden, which offers a high degree of privacy and space. A paved patio area adjoins the rear of the house, ideal for outdoor dining and entertaining, and leads onto a large lawn surrounded by well-stocked borders with mature shrubs, trees, and planting. A pathway to one side of the garden leads to an additional paved seating area.

The property also benefits from a large driveway providing off-road parking for up to four vehicles, which leads down to a single integral garage and continues around to the side of the property.

## LOCATION

Winslade Park is a well-established and highly regarded development located on the outskirts of Clyst St Mary, set in the picturesque valley of the River Clyst. The property is ideally situated just a short walk from the village centre, which offers a Londis store with Post Office, a welcoming pub, and the highly rated Clyst St Mary Primary School.

The vibrant town of Topsham is just under three miles away and boasts a wide selection of independent shops, cafés, and restaurants. The location also offers excellent transport links, with easy access to Exeter city centre, the M5 motorway, and Exeter Airport - making it a convenient base for both commuters and families.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967