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Clyst Hayes , Sowton, Exeter, Devon, EX5 2AQ



SOUTHGATE
ESTATES

£525,000

Guide Price





Clyst Hayes , Sowton

A detached three bedroom bungalow set in a generous secluded plot in the popular area of Sowton. The property has the advantage of ample off-road parking, a garage and a useful store, as well as extensive lawned gardens. The internal accommodation briefly consists of an entrance hallway, a sizeable open-plan lounge diner, a kitchen, bathroom and three double bedrooms (one benefitting from an en suite).

Sowton itself is a desirable rural location offering a number of nearby amenities, including a parish church and two pubs in the surrounding villages. The property is also well-situated for access to the A30 and M5 for those looking to commute. In addition, Exeter's city centre is just a short drive away, providing a variety of high street shops, eateries and other entertainment facilities.

Accommodation The front door opens into the spacious entrance hallway which provides access to each of the main rooms. There is also a large built-in cupboard and a further separate cupboard offering ample storage space. The lounge and dining room enjoy an archway between the two spaces, creating a lovely open-plan feel, with windows to the front and side aspects allowing ample natural light. There is also a feature cast-iron fireplace to the dining area, creating a focal point. The kitchen is situated to the rear of the property, with a door opening out to the garden, and windows to the rear and side aspects. There are a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl ceramic sink and drainer with a mixer tap over, along with a range cooker with an extractor hood over. A door opens into a useful utility space with a further worktop, plus space for a tall fridge freezer and a washing machine.

The three bedrooms are all well-proportioned doubles, each complemented by windows to either the front or side aspects with a pleasant view over the gardens. Bedroom three also provides a mirrored wardrobe with access into an en suite shower room. The main family bathroom comprises a bath with a central mixer tap over, a wash basin with a feature mixer tap over and vanity unit below, and a close-coupled WC. A window faces the rear aspect.





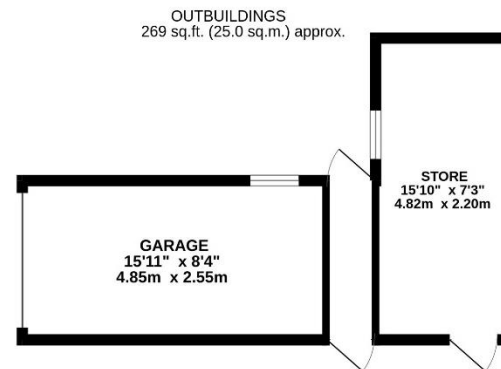
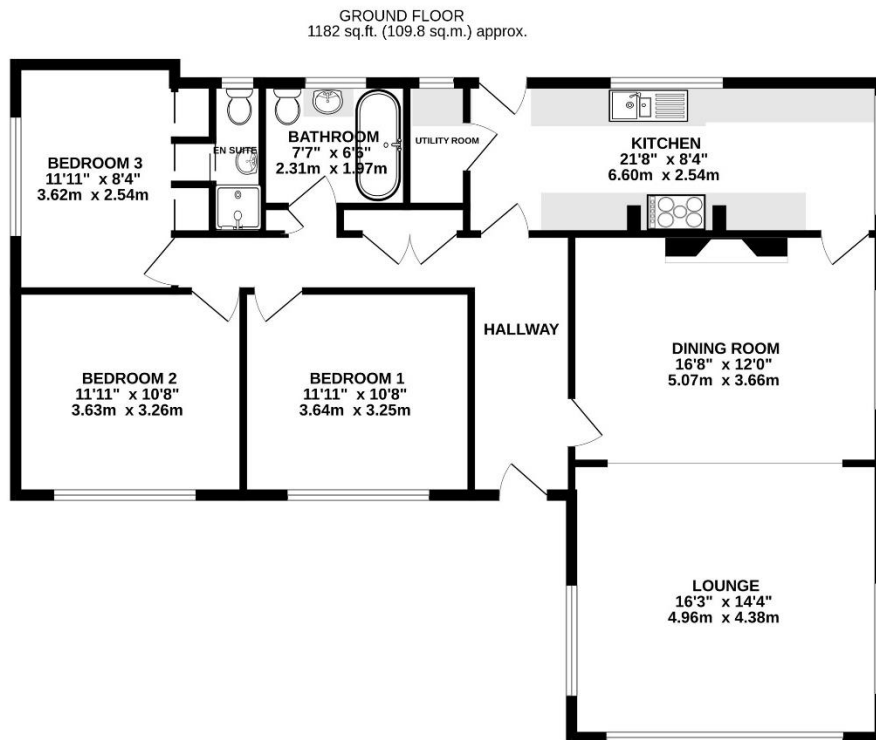
Gardens, Garage & Parking The extensive gardens encompass the property, with a selection of mature trees to the border and a variety of attractive plants and shrubs. The gardens are mainly laid to lawn, with a number of spaces for outdoor seating. To the rear of the property is a substantial patio area leading out from the kitchen offering an ideal area for al-fresco dining. There is also a swimming pool which can be included within the sale. Additionally, there is the added advantage of a single garage with an up-and-over door to the front opening to the ample off-road parking. A store is situated next to the garage, and both are serviced by power and lighting.

Potential purchasers are advised that due to the proximity of the M5, this property is affected by higher levels of road noise. Internally, high specification windows and mechanical ventilation have been used to reduce internal noise levels to an acceptable level.

Property Information Tenure: Freehold. Council tax band: D.

- *3 Double Bedrooms*
- *Detached Bungalow*
- *Garage & Driveway*
- *Generous Plot*
- *Well-Presented*
- *Spacious Accommodation*





TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk