

## 24 Winslade Park Avenue, Clyst St. Mary, Exeter, EX5 1DA



Cooksleys are proud to present this three bedroom detached bungalow set in an exclusive residential area in Clyst St Mary on the edge of Exeter. The property needs some updating but has fantastic potential sitting on a generous plot. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom and Separate Cloakroom. The property also benefits from a garage, private driveway providing ample parking and generous front and rear gardens.

Early viewing is highly recommended.

**Offers in Excess of £415,000**

**Freehold**

**DCX01817**



# 24 Winslade Park Avenue, Clyst St. Mary, Exeter, EX5 1DA

Sitting in this exclusive residential area of Clyst St Mary, the village has plenty to offer within close proximity to Exeter, Exmouth and Topsham with great transport links sitting close to the M5 and A30. There is a local pub, shop, post office and good bus route.

## THE ACCOMMODATION COMPRISES:

### To the Front

Mainly laid to lawn with mature trees and shrub borders. Off road parking for three vehicles.

### Entrance Hallway

Accessed via side aspect uPVC part frosted door. Double doors to the lounge, doors to bedroom one, bedroom two, bedroom three, bathroom and cloakroom. Two storage cupboards. Access to the loft void above. Telephone point. Radiator.

### Lounge 19' 4" x 12' 3" (5.900m x 3.729m)

Rear aspect uPVC double glazed window with a view over the rear garden. Side aspect uPVC double glazed window. Door to the side of the property. Feature fireplace. TV point. Radiator. Opening to:



### Dining Area 9' 9" x 7' 4" (2.973m x 2.228m)

Side aspect uPVC double glazed window. Cove ceiling. Seating area. Radiator. Door to:

### Kitchen 10' 8" x 9' 1" (3.240m x 2.763m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and double drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Plumbing for dishwasher and wash machine. Further appliance space. uPVC part frosted door to the side of the property.



### Bedroom One 11' 7" x 11' 8" (3.539m x 3.567m)

Dual aspect uPVC double glazed windows. Radiator.



### Bedroom Two 11' 7" x 9' 6" (3.528m x 2.893m)

Side aspect uPVC double glazed window. Fitted wardrobes with head high storage. Radiator. TV point.





**Bedroom Three 9' 4" x 7' 0" (2.851m x 2.132m)**  
Front aspect uPVC double glazed window. Radiator. Telephone point.



**Bathroom**  
Side aspect frosted uPVC double glazed window. Panel enclosed bath with Mira shower above. Wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Spot lighting. Cove ceiling. Radiator.



**Cloakroom**  
Side aspect frosted uPVC double glazed window. Low level WC. Part tiled walls. Tiled flooring. Radiator. Spot lighting. Cove ceiling.

### Garage

Light and power. Metal up and over door. Access to the rear of the property.

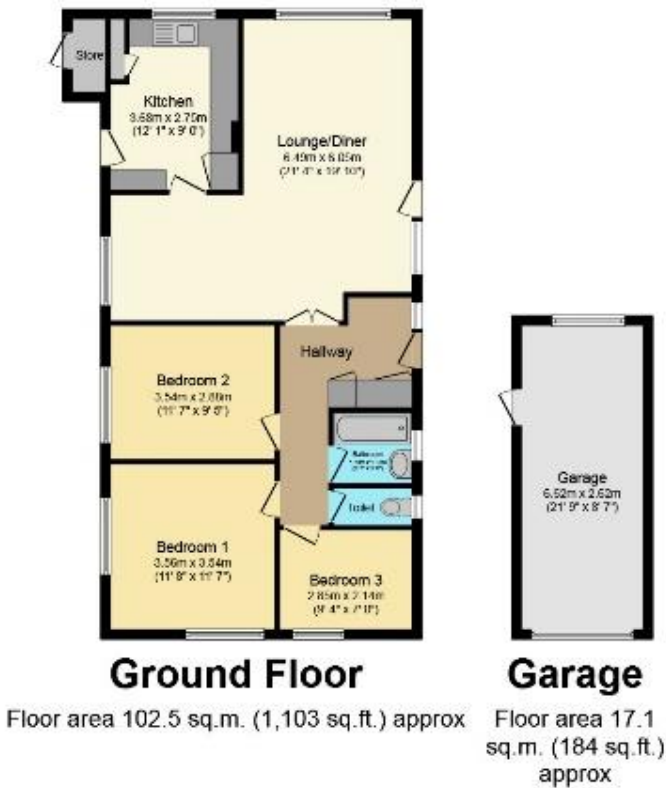
### Workshop

Brick built workshop. Light and power.

### Rear Garden

Fully enclosed rear garden by panel fencing. Paved seated area. Mainly laid to lawn with shrub borders. Mature trees.





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### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and