



East of **EXE**
ESTATE AGENTS

Grindle Way

Clyst St Mary OIEO £575,000

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Located in the highly desirable Winslade Park area, this attractive four-bedroom detached home on Grindle Way presents a wonderful opportunity to acquire a well-loved family property that has been in the same ownership for many years. The property offers spacious and well-balanced accommodation throughout and would benefit from some updating, providing excellent potential to modernise and create a superb long-term family home.

Large Detached House | Four Bedrooms | Master with Ensuite | Spacious Sitting Room | Dining Room | Kitchen | Cloakroom | Family Bathroom | Sought After Location | Generous Sized Front and Rear Garden

DESCRIPTION

On entering the property, a welcoming hallway provides access to the principal ground floor rooms. The generous sitting/breakfast room is a particularly appealing space, filled with natural light and offering ample room for both comfortable seating and informal dining. This room enjoys a pleasant outlook over the garden and provides an ideal setting for family living and entertaining.

The kitchen is fitted with a range of wall and base units with work surfaces over and space for appliances, offering plenty of storage and practical workspace. Adjacent to the kitchen is a separate dining room, perfect for more formal dining occasions or family gatherings.

A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from the added advantage of a wet room style en-suite, while the remaining bedrooms are served by the family bathroom. Externally, the property enjoys wonderful gardens to both the front and rear. The front garden creates an attractive approach to the house, while the rear garden



provides a generous outdoor space ideal for relaxing, gardening or family activities. A driveway to the front of the property provides parking for several vehicles, adding further convenience.

LOCATION

Grindle Way is situated in the desirable village of Clyst St Mary, a popular residential area offering a perfect balance between countryside living and excellent connectivity. The village provides a range of local amenities, including a well-regarded primary school, village hall, and traditional pub, creating a strong sense of community. For a wider selection of shopping, dining and leisure facilities, the vibrant city of Exeter is just a short drive away. The property is ideally positioned for commuters, with easy access to the A376, M5 motorway and Exeter International Airport. Nearby rail links also provide convenient connections to Exeter and beyond.

Surrounded by attractive Devon countryside, the area offers a wealth of walking and cycling routes, with the nearby River Clyst and East Devon Area of Outstanding Natural Beauty providing beautiful outdoor spaces to explore. Clyst St Mary is a highly sought-after location, ideal for those looking to enjoy village life while remaining well connected to the city and coast.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: E

Council: East Devon District Council

Parking: Parking To The Front and Garage

Garden: Front and Rear Gardens

Electricity: Mains

Heating: Gas Central Heating

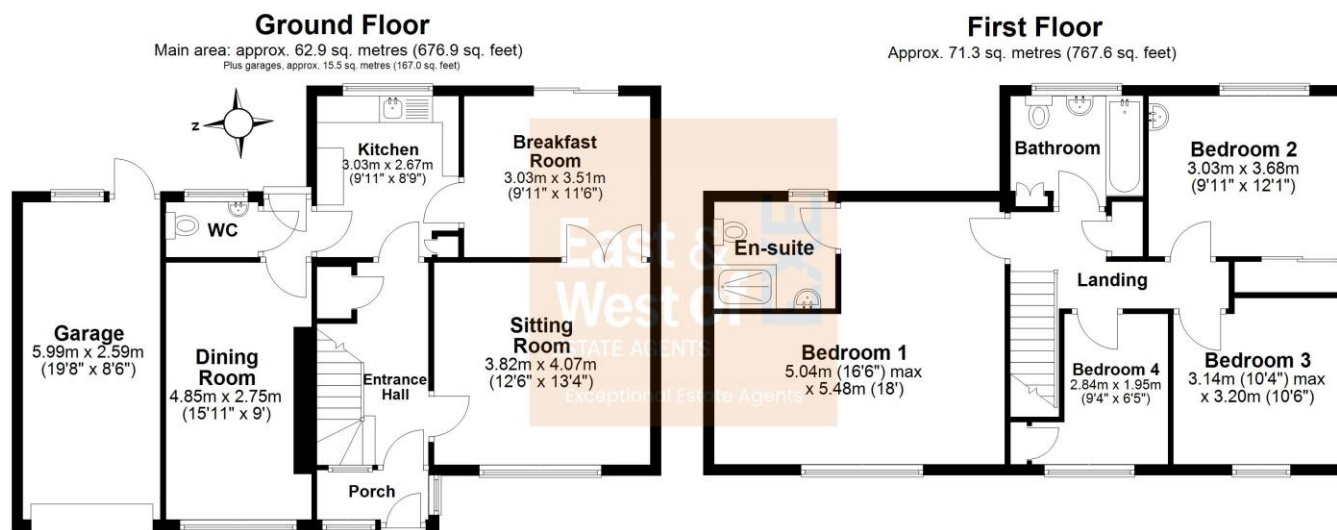
Water supply: Mains

Sewerage: Mains

Broadband: No Broadband connected to the property, however Fibre To The Cabinet is available within Grindle Way with up to 76mbps download and 15mbps upload.

Mobile Signal: Several networks currently showing as available at the property including EE and 02





Main area: Approx. 134.2 sq. metres (1444.5 sq. feet)
Plus garages, approx. 15.5 sq. metres (167.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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