



**Connells**

Manor Park  
Clyst St. Mary Exeter



Manor Park  
Clyst St. Mary Exeter EX5 1BW

for sale offers in excess of  
**£300,000**



### Property Description

*A beautifully presented three bedroom mid terrace property in a very popular village location, offering easy access to transport links whilst being within easy driving distance to Exeter city centre and a host of amenities. The property also benefits from off road parking and a car port located at the front of the property. The front door opens to the hallway giving access to a spacious modern kitchen, a separate living/dining room area and newly fitted utility/WC area. French doors open from the living area to a rear garden with raised decked terrace, artificial grass lawn and large summer house, perfect for garden parties or a garden office.*

*Upstairs, there are three good sized bedrooms and a modern family bathroom. The property has been well presented throughout and offers a great family home in a popular location.*

## Entrance Hall

## Utility/ WC

Double glazed front aspect window, low level toilet, wash hand basin, utility space for washing machine and tumble dryer, wall mounted radiator.

## Living Room

Double glazed rear aspect window and French doors to rear, fireplace with electric fire, wall mounted radiator.

## Kitchen/ Diner

Double glazed front aspect window, Wren kitchen with wall and base units, work surfaces, sink unit, electric oven and hob with extractor over, space for fridge freezer, built-in dish washer, serving hatch, wall mounted radiator.

## Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 2

Double glazed front aspect window, wall mounted radiator.

## Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

Double glazed front aspect window, bath, mains rainfall shower, low level toilet, vanity unit, storage cupboard, tiled walls and floor, heated towel rail.

## Rear Garden

Decked area and artificial grass.

## Garden Room

Insulated, with power and light.

## Parking

Car port, parking for two vehicles.

## Outside Storage Cupboard

Brick-built storage cupboard housing the boiler.

## Agents Note

The vendors have advised that there are approved architect plans for the loft to be converted.



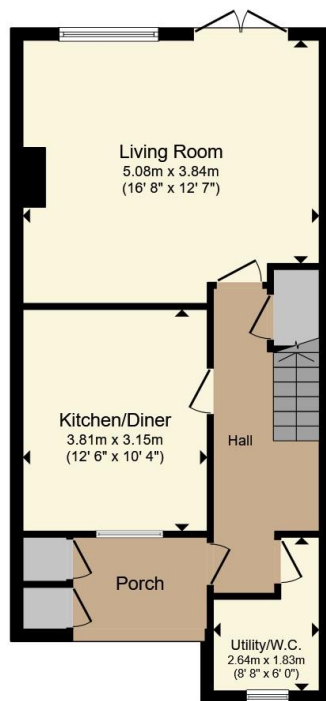




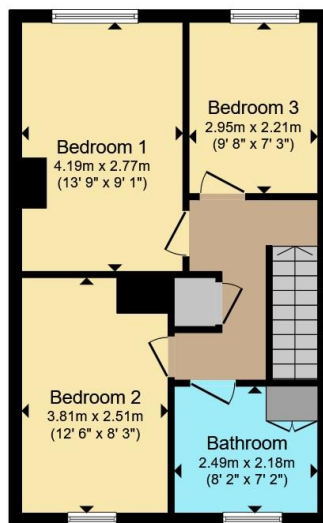




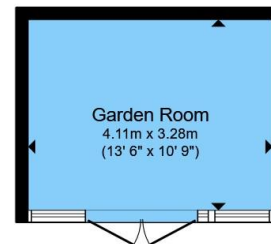




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 109.9 m<sup>2</sup> (1,182 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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8-9 South Street  
EXETER EX1 1DZ

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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