



Clyst St. Mary, Exeter, EX5 1AS

Exeter

Guide Price
£500,000

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Please quote reference TS1237 when enquiring on this property.

SITUATION Located on the outskirts of Exeter Four Views is uniquely positioned to enjoy a rural outlook with the Chiefs ground and the City beyond. Just off the A376 the property sits in an elevated position surrounded by pretty East Devon Countryside.

The Cathedral City of Exeter is just a short distance and affords a wide range of shopping and recreational facilities you would expect from the regional center, along with a main line rail station to London and international Airport.

DESCRIPTION Four Views has undergone a recent and comprehensive program of refurbishment which has created this modern and unique space, right on the edge of Exeter and Topsham. Throughout the accommodation there is a light and airy feel, with each of the rooms a good size and orientated to overlook the garden and surrounding countryside.



ACCOMMODATION The large hallway with attractive Australian Oak flooring welcomes you into the house and subtly separates the living accommodation from the bedroom accommodation. This leads you naturally into the stunning Kitchen which has been designed with the chef of the family in mind. Fitted with bright new units under an attractive Oak worktop there are integrated appliances such as the Fridge/Freezer and Dishwasher. The island houses the Fordelaktig induction hob with in built extractor fan and storage saving units below while the sink sits beneath the window overlooking the garden. A separate door opens to the landscaped back garden and patio area creating a picturesque spot for al fresco dining. Adjoining the Kitchen is the Dining room, with attractive flooring and a light double aspect to the front and side this is a perfect space for Family meals.

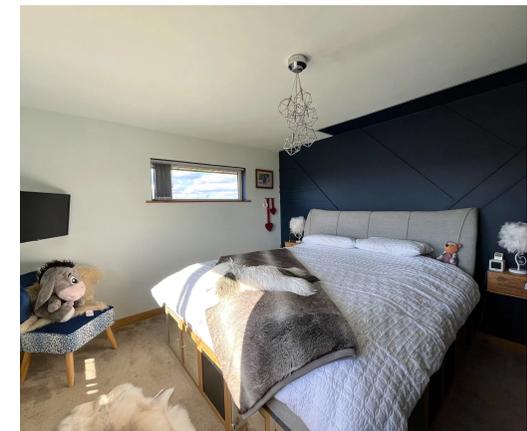
The Living room opens up naturally to create a fantastic social space for the whole family, with a large window overlooking the garden and attractive open fireplace.

From the Hallway doors open into a contemporary family bathroom with LED surround lighting, large P shaped bath with shower over and a wash hand basin with storage unit below. Adjoining the Bathroom is a separate W/C. Across the hallway are Four large double bedrooms, each with a wonderful rural aspect.

Bedroom 4 has the additional benefit of French doors which open up onto the rear patio which perfectly catches the morning sun. Completing the accommodation is a further family shower room which has been beautifully fitted, creating a luxury Spa feel, with large walk in rain drenching shower, W/C and hand basin.

Overall, each room has been beautifully finished utilizing top of the range fixtures and fittings to create this wonderful contemporary property.

OUTSIDE As you approach the property



OUTSIDE As you approach the property there is a area of hard standing creating additional parking for multiple vehicles, there is space for this hard standing to be extended if needed. The garage provides additional storage with electric connected, or the possibility for a large workshop!

Surrounding the property are attractive gardens, affording the property a high degree of privacy while providing a great outlook across the surrounding countryside and Exeter beyond. These gardens have primarily laid to lawn with pretty borders and hedges interspersed with specimen trees such as the ornamental cherry and weeping willow. To one side there is a large veg plot, with an assortment of fruit trees and bushes including space for a polytunnel or greenhouse.

The front of the property faces West so catches the last of the evening sun and makes the perfect space to enjoy the evening sunsets.

SERVICES Oil fired central heating, mains water, electric and private drainage. Mains gas comes up to the property so could be connected in future. There are also Solar Panels on the roof, supplementing the properties energy use.

DIRECTIONS From Junction 30 of the M5 motorway proceed on the A376 signposted Exmouth/Sidmouth. At the roundabout, turn right signposted Exmouth. Continue to the next roundabout, taking the 4th exit to come back towards Exeter and the M5, pass the petrol station and take the next turning on the left, following the lane up the hill where it bends around to the right and the property is there on the right hand side.

