



East of 
ESTATE AGENTS

Langdon Way
Clyst St Mary £600,000

Langdon Way

Clyst St Mary £600,000

A well-presented four-bedroom detached home in the popular Clyst St Mary area, built by Cavanna Homes. The property offers a spacious kitchen/diner, recently fitted Wren kitchen, principal bedroom with en-suite, utility room and generous rear garden with decking and patio, plus a garage and two allocated parking spaces.

Detached | Four Bedrooms | Recently Installed Wren Kitchen | Spacious Kitchen/Diner With Garden Views | Bright Sitting Room | Utility Room | Principal Bedroom With Ensuite | Landscaped Garden | Garage | Off Road Parking

DESCRIPTION

Upon entering, you are welcomed into a spacious entrance hall, providing access to the principal ground-floor rooms. To the right, the bright and generously proportioned sitting room enjoys views over the front of the property and flows through into the impressive kitchen/diner.

The recently installed Wren kitchen features a premium quartz worktop, providing a stylish and durable finish alongside ample storage, generous preparation space and integrated appliances. A large pantry further enhances the kitchen's practicality and storage capacity, while views over the garden create a pleasant connection to the outside.

Completing the ground floor is a useful utility room with side access to the garden, alongside a convenient downstairs cloakroom.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the spacious rear garden has been thoughtfully designed for low-maintenance living and entertaining. Premium artificial grass provides an attractive lawned area, complemented by a decking space ideal for relaxing and socialising, together with a separate patio area.



The property further benefits from two allocated parking spaces and a garage, providing valuable parking and storage facilities.

LOCATION

Langdon Way is situated in the popular village of Clyst St Mary, approximately three miles east of Exeter, offering an appealing balance between village living and convenient access to the city.

The village provides a range of local amenities, including a primary school, convenience facilities and nearby countryside walks. The property is also well positioned for access to Exeter, Topsham and Exmouth, with the A3052 and A376 providing connections to the surrounding areas.

For commuters, Exeter city centre, the M5 and Exeter International Airport are all within easy reach, while nearby Newcourt and Digby & Sowton railway stations provide additional transport links.

Clyst St Mary is also home to Westpoint Exeter, while the surrounding area offers a variety of leisure, shopping and recreational opportunities, making it an attractive location for families and professionals alike.

AGENT 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: Off Road Parking

Garden: Enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas Central Heating

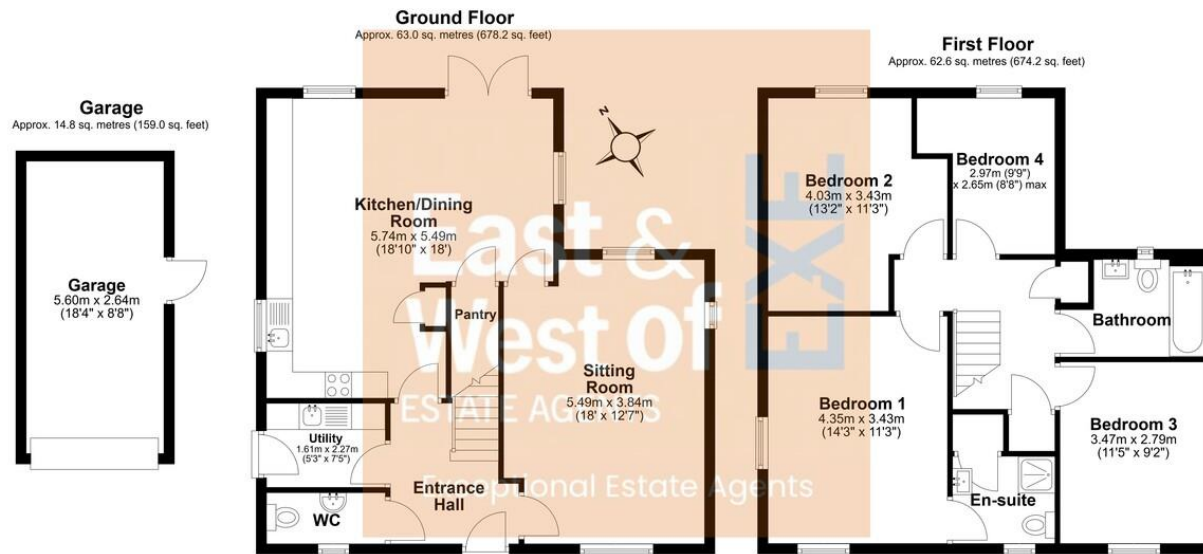
Water supply: Mains

Sewerage: Public

Broadband: Full fibre broadband with up to 1600MPS download & 115MPS upload

Mobile Signal: Several networks currently showing as available at the property including.. EE & Vodafone





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk