



42 Winslade Park Avenue



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Clyst St. Mary, Exeter, Devon, EX5 1DA

Exeter City Centre (5 miles), Topsham (3 miles), Exeter Airport (3.3 miles)

A spacious and well presented detached bungalow located on a good sized corner plot with driveway parking and a double garage.

- Well presented 3/4 bedroom detached bungalow
- Spacious accommodation of over 1400 sqft
- No onward chain
- Attractive, mature garden
- Council Tax Band: F
- Corner plot with driveway and double garage
- Two reception rooms and sun room
- Good sized kitchen/breakfast room
- Ensuite bedroom
- Freehold

Guide Price £625,000

SITUATION

Winslade Park is a very desirable development situated on the edge of the village of Clyst St.Mary, a short walk into the village centre. Clyst St Mary is a popular and well-connected East Devon village surrounded by open countryside yet just three miles from the cathedral city of Exeter. The village itself offers a range of amenities including a post office and shop, village pub, primary school, and active community. The nearby estuary town of Topsham provides a further selection of independent shops, restaurants and a train station with services to Exeter and Exmouth. Winslade Park House, a recent addition to the local area, offers high-quality dining and leisure facilities. The property is ideally placed for road links with quick access to the M5, A3052 and A376 to the coast.

DESCRIPTION

42 Winslade Park Avenue is a charming, extended, detached bungalow set in a good size corner plot and being sold for the first time in many years. The property benefits from a sitting room, separate dining room, attractive spacious kitchen/breakfast room and a sunroom/occasional bedroom and there are 3 bedrooms, of which the master, has an ensuite. Outside, the bungalow has a wide driveway for parking, a double garage and a well stocked garden.



ACCOMMODATION

From the driveway, a door opens into a useful porch with an internal door opening into a spacious hallway. On the left is the smaller of the 3 bedrooms with a window to the front and on the right a larger bedroom, again with a window to the front and benefiting from a good sized ensuite shower room with pedestal hand wash basin and a W.C. At the end of the hall is the main bathroom fitted with a panel bath, hand wash basin in a vanity unit and a W.C and to the right, another double bedroom overlooking the rear garden.

Following the hall round, there is a door into the kitchen and ahead, the sitting room with a gas feature fire place, this leads into a good sized dining room with two sets of windows looking to the side and opening into a sunroom with patio doors to the garden. This could also be used as an occasional bedroom or a study. From the dining room, an opening goes through to a lovely kitchen, fitted with a range of base, wall and drawer units. It is a good size with a gas Range for cooking, range of fitted appliances and a Belfast sink. A back door leads to a useful covered seating area overlooking the garden and at the end is a surprisingly spacious utility room with a range of fitted work tops, plumbing space for a washing machine and a door leading into the double garage.

OUTSIDE

At the front of the property is a paved driveway providing parking for a number of vehicles, with a lawn to the left and two up and overdoors into a large garage with power and light. To the rear, the garden has been mainly gravelled with a number of seating areas. To the rear of the utility room is a green house and at the end, a grass garden.

SERVICES

Current Council Tax Band: F

Utilities: Mains electric, mains drainage and mains gas.

Heating: Gas central heating - boiler replaced in July 2025

Tenure: Freehold

Standard and ultrafast broadband available (Ofcom)

O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

What3words: ///everyone.highlighted.condensed



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Approximate Area = 1419 sq ft / 131.8 sq m
 Garage = 429 sq ft / 39.9 sq m
 Outbuilding = 158 sq ft / 14.6 sq m
 Total = 2006 sq ft / 186.3 sq m
 For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2024. Produced for Stags. REF: 1429904



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			

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