



East of
ESTATE AGENTS
**East &
West of**

Clyst Valley Road
Clyst St Mary £575,000

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A beautifully presented four-bedroom detached bungalow, occupying a generous and attractive plot with beautiful gardens to both the front and rear. Thoughtfully remodelled and extended by the current owners, the property is presented in excellent decorative condition throughout and offers stylish, spacious and versatile accommodation including three / four bedrooms, a master suite with dressing area and ensuite shower room. An extended kitchen/diner, newly added conservatory with doors to the rear garden, and light, spacious sitting room. A family bathroom, two further bedrooms, a separate WC and a separate Utility room. A fourth bedroom with doors leading to the side gardens provides an additional useful space as a bedroom, second reception room or study. The property also provides beautiful westerly facing rear gardens, and a detached extended garage plus off-road parking.

Detached Extended Bungalow | Three/Four Bedrooms | Master Dressing/Ensuite | Exceptional Decorative Order Throughout | Sitting Room | Extended Kitchen/Dining room | Newly Added Conservatory | Westerly Facing Gardens | Utility Room | Detached Extended Garage and Parking

DESCRIPTION

An exceptional and impressive, extended and beautifully renovated detached four bedroom bungalow, occupying a generous and attractive plot with beautifully landscaped gardens to both the front and rear.

Presented in excellent decorative condition throughout, this re-modelled home has been thoughtfully improved and maintained by the current owners, creating a stylish, spacious and highly versatile property which is ready to move straight into. The quality of presentation throughout is a real credit to the current owners.

The accommodation features a welcoming entrance hall, spacious and light sitting room, an extended and modern fitted kitchen/dining room which flows seamlessly into a newly added conservatory leading to and overlooking the rear gardens.

There are four bedrooms, with the master bedroom benefiting from a contemporary ensuite shower room and walk through dressing area with built in wardrobes. The fourth bedroom, with doors leading to the side garden, offers excellent versatility and could equally be utilised as a second reception room, home office or hobby room to suit individual requirements.

Further accommodation includes a beautifully presented family bathroom, two further bedrooms, separate WC and a useful utility room, providing excellent practicality alongside the generous living space.

Externally, the property continues to impress. To the rear is a beautifully maintained westerly facing garden, offering an excellent degree of privacy and providing a wonderful setting for outdoor entertaining, relaxation and peaceful enjoyment. The gardens have been carefully landscaped and maintained, creating an attractive and established outdoor space.



The front of the property is equally impressive, with beautifully maintained gardens providing an attractive approach to the bungalow, together with a driveway offering off-road parking. A further significant feature is the detached extended garage, providing excellent storage and potential for a variety of uses.

A further benefit of the property is an owned solar energy system comprising 12 solar panels, approximately eight years old, positioned on the west-facing roof, together with an internal solar water-heating system. The panels provide renewable electricity and benefit from a feed-in tariff, providing an income from energy generated, while the solar water heater supplies hot water for the majority of the day. A mains immersion heater operates for approximately 10 minutes each morning as a fail-safe, ensuring a reliable supply of hot water.

Properties of this calibre, combining such generous accommodation, extensive improvements, exceptional presentation and attractive gardens, are rarely available. This is a superb and versatile detached bungalow which must be viewed internally to be fully appreciated.

LOCATION

Winslade Park is a prestigious and highly sought-after development situated in the attractive village of Clyst St Mary, within the heart of East Devon. Set amongst an appealing blend of landscaped grounds, open green spaces and beautifully maintained surroundings, the development provides a distinctive and desirable setting for modern living.

Clyst St Mary is a popular village positioned just east of Exeter, offering an excellent balance between a peaceful village lifestyle and convenient access to the city and surrounding East Devon countryside.

The village has a range of everyday amenities, while nearby Topsham, Exeter and the surrounding communities provide an extensive choice of shopping, leisure, dining and recreational facilities. The location is particularly well placed for access to Exeter, with excellent road links via the A3052 and A30, while the M5 motorway is also readily accessible, making the area ideal for those requiring connections throughout Devon and beyond.

For commuters, Exeter city centre, Exeter Business Park and Sowton Industrial Estate are all within easy reach, while Exeter International Airport is also conveniently located nearby. The area is well served by local transport links and offers access to a number of well-regarded schools and educational facilities.

The surrounding East Devon area provides an abundance of opportunities for outdoor pursuits, with beautiful countryside, coastal walks and attractive villages all within easy reach. The nearby River Clyst and the surrounding countryside provide a particularly appealing backdrop to the area.

With its prestigious development setting, attractive surroundings, excellent connectivity and close proximity to the amenities and attractions of Exeter and East Devon, Winslade Park offers an enviable combination of lifestyle and convenience.



AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: F

Council: East Devon District Council

Parking: Garage and Parking

Garden: Front & Enclosed Rear Garden

Electricity: Mains

Gas: Mains

Heating: Gas Central Heating

Water supply: Mains

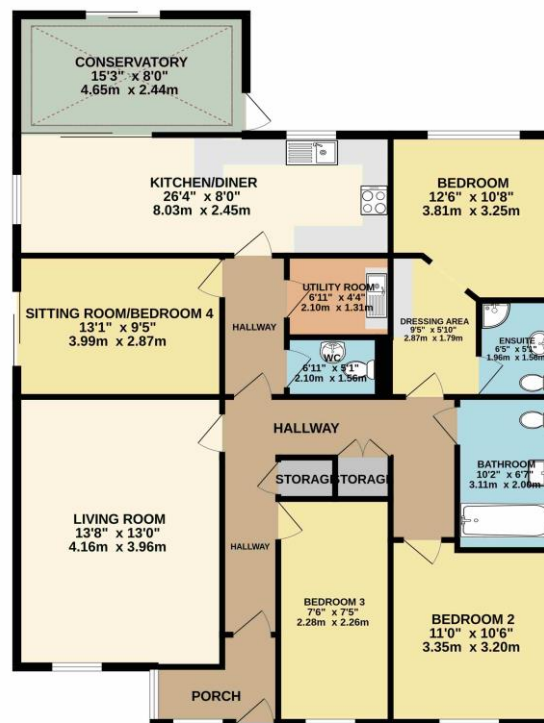
Sewerage: Public

Broadband: Fibre To Cabinet Broadband Available

With Up To 76mbps Download & 15mbps upload

Mobile Signal: Several networks currently showing as available at the property including EE & O2

GROUND FLOOR
1489 sq.ft. (138.3 sq.m.) approx.



AWAITING EPC

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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

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