

STAGS

16 Parkey Cottages

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Clyst St George, Exeter, Devon, EX3 0NZ

Topsham (2 miles), M5 junction 30 (2.4 miles), Exeter city centre (6.7 miles)

A charming 3 bedroom semi-detached cottage with off road parking and a charming garden located on a quiet lane in this popular East Devon village.

- Charming cottage
- Adaptable accommodation
- Sitting room with woodburner
- Desirable East Devon village
- Freehold
- Lovely views over neighbouring countryside
- Short walk to primary school and pub
- Off road parking for 2 cars
- Delightful garden
- Council Tax band D

Guide Price £425,000

SITUATION

Parkey Cottages is situated along a quiet lane on the edge of the village of Clyst St. George, with its thriving community and amenities, including church, primary school (OFSTED rated Outstanding), active cricket club and a pub just outside the village. The nearby village of Clyst St Mary offers further public houses, Post Office and local store. This popular residential area provides easy access to the city and the major road links including the M5 motorway, Exeter International Airport, the coastal town of Exmouth and the beautiful setting of Woodbury Common.

The university and cathedral city of Exeter has an extensive range of facilities and amenities befitting a centre of its importance including excellent shopping, dining, theatre, sporting and recreational facilities. At Exeter, there are mainline railway stations to London Waterloo and Paddington.







ACCOMODATION

A charming semi-detached period cottage, believed to date from 1876, enjoying an idyllic village setting a short walk to the village centre and primary school. The property occupies a delightful position with attractive views over a neighbouring vineyard and surrounding farmland, whilst remaining conveniently placed for access to Exeter, Topsham and Exmouth, making it ideally suited for commuters and those seeking a balance between rural living and modern convenience.

The accommodation is well presented throughout and offers comfortable and versatile living space. On the ground floor, a spacious sitting/dining room provides an inviting and spacious reception area with a wood burner set in a tiled hearth. The kitchen is well equipped and complemented by a separate utility room. To the rear of the property is a useful study with adjoining shower room facilities, offering flexibility as a home office, hobby room or occasional guest accommodation.

On the first floor are two generous double bedrooms, both enjoying attractive views across the surrounding countryside and neighbouring vineyard and a lovely main bathroom fitted with a panel bath, W.C and hand wash basin.

OUTSIDE

A particular feature of the property is its generous south-facing garden, predominantly laid to lawn and enjoying a high degree of privacy. A paved pathway leads through the garden to a charming seating area, providing an ideal space for outdoor dining and relaxation whilst taking in the peaceful surroundings. Mature hedging encloses the garden, creating a private and tranquil setting. The current owners have recently created a private gravelled driveway to the rear of the property, providing off-road parking for several vehicles. A gated entrance leads to a useful side garden area with additional workshop/shed storage. Access from the village road is via a shared pedestrian gate and pathway with the adjoining neighbouring property.

SERVICES

Utilities: Mains electricity and water
Current council tax band: D
Drainage: Private septic tank, located in the garden
Heating: Oil boiler in outside workshop
Tenure: Freehold
Standard and ultrafast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What Three Words: ///wrist.nutty.explored

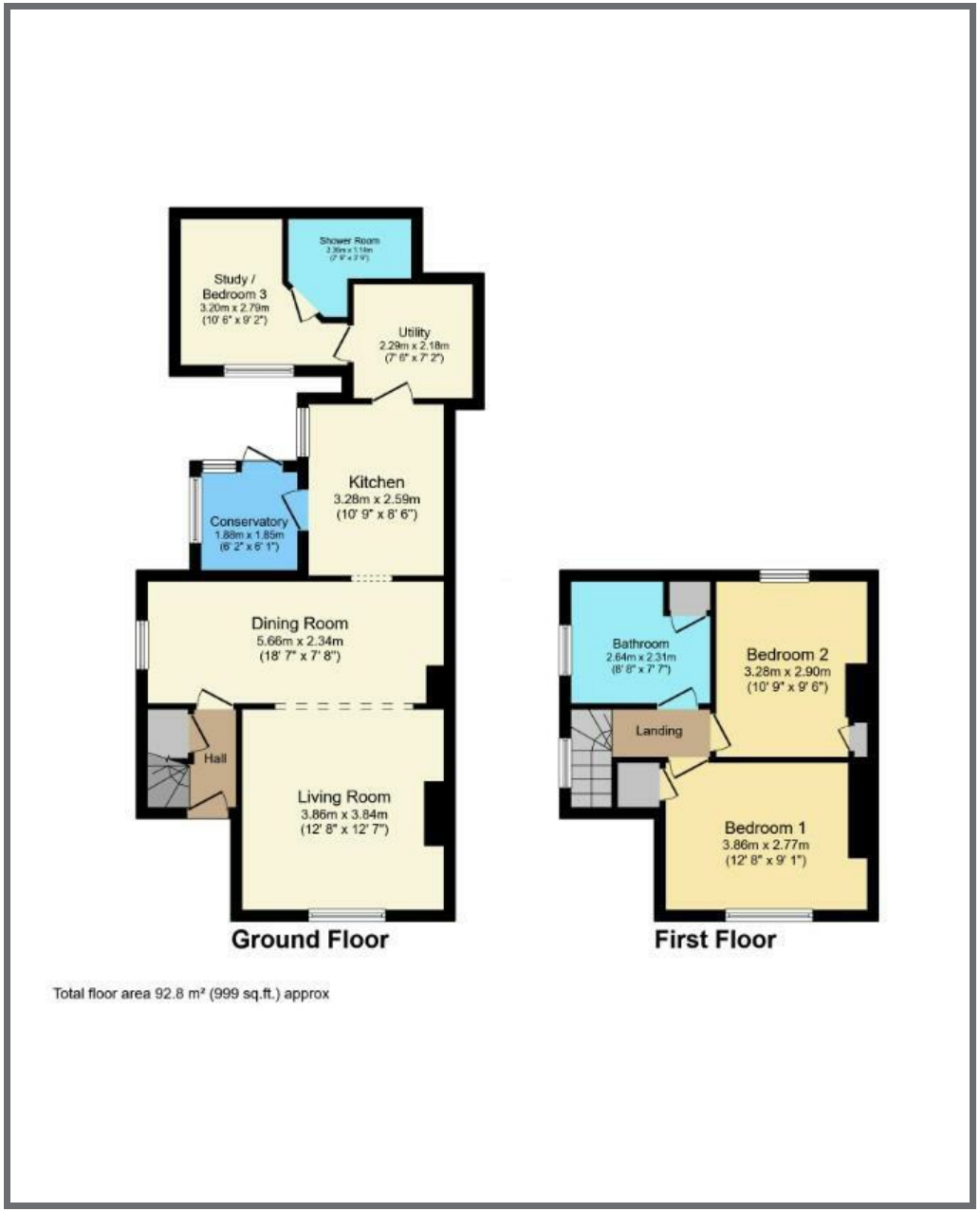




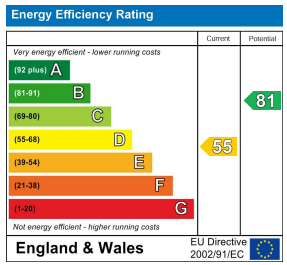


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Total floor area 92.8 m² (999 sq.ft.) approx



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