



East of 
ESTATE AGENTS

Manor Park
Clyst St Mary £325,000

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A well-presented three-bedroom semi-detached home in the popular village of Clyst St Mary, offering spacious and versatile accommodation. Featuring a modern kitchen/diner, useful sun room extension, utility room, garage and south-facing garden with decking and an outdoor bar/BBQ area. The property also benefits from off-road parking.

Semi Detached | Three-bedrooms | Modern fitted kitchen/dining room | Extended Sun Room | Utility Room | South Facing Gardens | Sort After Location | Off Road Parking |

DESCRIPTION

Situated in the popular village of Clyst St Mary, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, complemented by a south-facing garden, garage and off-road parking.

Upon entering, you are welcomed into a bright and inviting sitting room, which benefits from a range of useful built-in storage cupboards, including attractive recessed shelving and cupboards beneath. The room provides a comfortable space to relax and leads naturally through to the impressive kitchen/dining room.

The modern kitchen/diner has been recently updated and provides an excellent space for both everyday living and entertaining. The kitchen features a good range of contemporary wall and base units, integrated appliances and a useful breakfast bar, creating a sociable and practical heart to the home. A convenient downstairs cloakroom is positioned just off the entrance hall.

To the rear of the property is the impressive sun room extension, providing a versatile additional reception space which could be used for relaxing, entertaining or as a home office. The room enjoys views and access towards the garden and is a particularly useful addition to the accommodation. From here, there is access to a separate utility room, which in turn provides internal access to the garage.

Upstairs, the property offers three bedrooms. The principal bedroom is a generous double and benefits from a useful built-in wardrobe/storage area, providing excellent space for clothing and belongings. Bedroom two is another well-



proportioned room, while bedroom three is ideally suited as a single bedroom, nursery or home office. A family bathroom completes the first floor.

Outside, the property boasts a south-facing rear garden, thoughtfully arranged to provide a fantastic space for outdoor enjoyment. A generous decking area creates an ideal setting for alfresco dining and entertaining, while the dedicated outside bar and BBQ area is perfect for summer gatherings. The garden is further complemented by an attractive water feature.

To the front, the property benefits from off-road parking, while the integral garage provides additional parking, storage and practical utility space.

LOCATION

Situated within the popular village of Clyst St Mary, the property enjoys a convenient setting with a good range of local amenities close by, including a village shop, post office, pub and well-regarded primary school. The village also offers excellent access to Exeter, with regular bus services available nearby.

For commuters, the property is ideally placed for access to the M5, A30 and A38, while Exeter city centre is just a short drive away. The nearby estuary town of Topsham offers a fantastic selection of independent shops, cafés and restaurants, with Darts Farm also within easy reach for shopping, dining and leisure.

The location also provides easy access to the East Devon coastline, with Exmouth and the surrounding countryside offering excellent opportunities for walking, cycling and outdoor pursuits.

AGENT NOTES

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

Tenure: Freehold

Council Tax Band: D

Council: East Devon District Council

Parking: Off Road Parking

Garden: Enclosed Rear Garden

Electricity: Mains

Gas: Mains

Heating: Gas Central Heating

Water supply: Mains

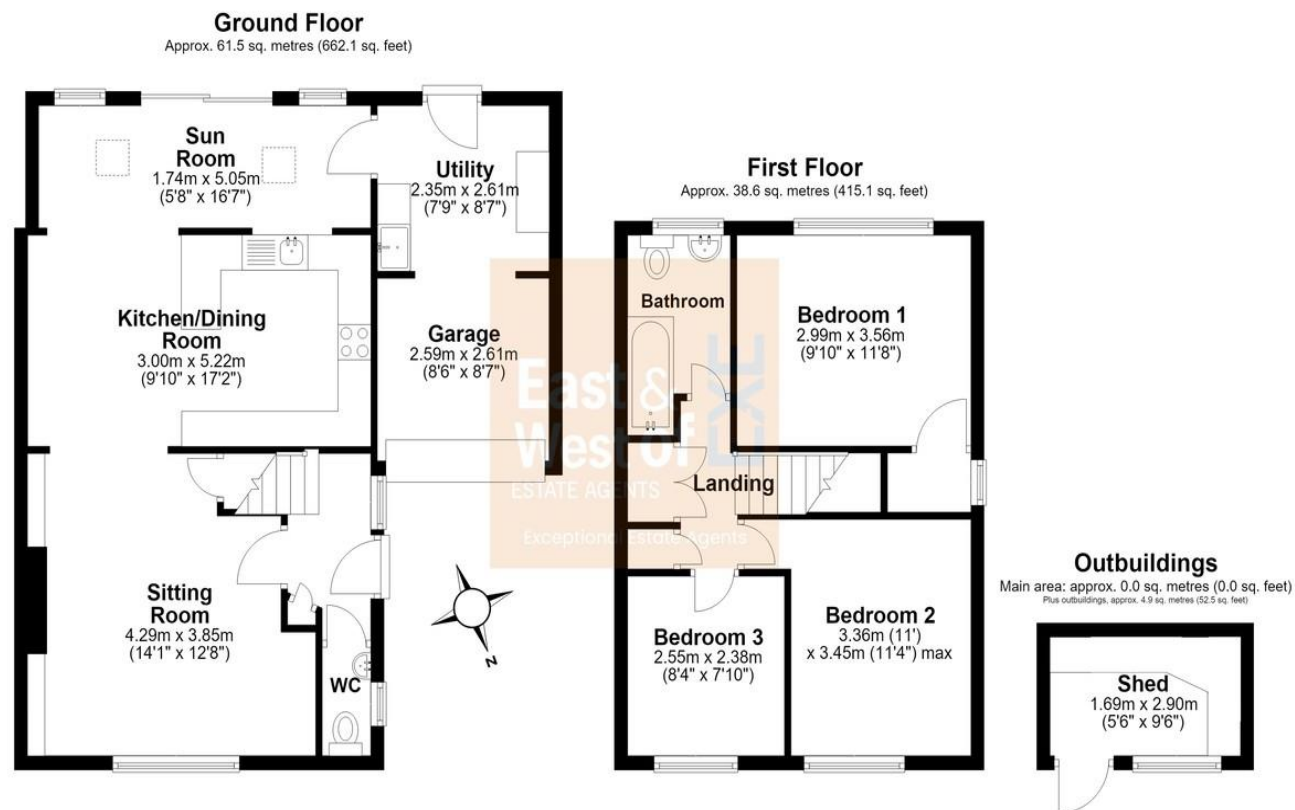
Sewerage: Public

Broadband: Full Fibre Broadband Available With Upto

1600mbps download and 115 mbps upload

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





Main area: Approx. 100.1 sq. metres (1077.2 sq. feet)
Plus outbuildings, approx. 4.9 sq. metres (52.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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