



East of 
ESTATE AGENTS

Clyst Valley Road
Clyst St Mary OIEO £625,000

East &
West of

Clyst Valley Road

Clyst St Mary OIEO £625,000

A well-presented four-bedroom detached home in the sought-after Winslade Park development, offering well-proportioned accommodation, a modern kitchen, two conservatories, integral garage and attractive views. The property also benefits from generous front and rear gardens, patio and excellent access to Exeter and the wider East Devon area.

Detached | Four Bedrooms | Large Kitchen/Breakfast Room | Substantial Conservatory | Reception and separate Study/Playroom | Large Garden | Family Bathroom | No Onward Chain | Sought After Location |

DESCRIPTION

A well-presented four-bedroom detached property, situated within the peaceful and highly sought-after development of Winslade Park in Clyst St Mary. Offering well-proportioned accommodation across two floors, the property benefits from attractive views over Winslade Park, generous gardens, two conservatories, a modern kitchen and integral garage.

Upon entering, a useful entrance porch provides an ideal space for coats, shoes and everyday storage, leading into the welcoming entrance hall with stairs rising to the first floor.

The sitting room is a bright and inviting reception space, benefiting from a feature fireplace and plenty of natural light. To the rear of the property is the impressive modern kitchen, fitted with a range of stylish wall and base units, ample worktop space and a stainless-steel Rangemaster cooker, together with a selection of integrated appliances.

Adjoining the kitchen is the larger of the two conservatories, which provides an excellent additional reception space and is particularly light and airy. With its generous proportions, this versatile room could be used for dining, entertaining or simply enjoying views of the garden, with sliding doors providing direct access outside.

Further ground floor accommodation includes a cloakroom/WC, internal access to the integral garage, and a second, smaller conservatory which also benefits from access to the rear garden. The additional conservatory provides further flexibility and could lend itself to a variety of uses depending on the requirements of the new owner.

To the first floor are four bedrooms, comprising three well-proportioned double bedrooms and a single bedroom. The principal bedroom is a particularly appealing room, featuring built-in wardrobe storage and a large floor-to-ceiling window overlooking the attractive surroundings of Winslade Park, creating a wonderful outlook.



The family bathroom is fitted with a modern white suite, comprising a bath with shower over, separate shower cubicle, WC and wash hand basin, complemented by a heated towel rail.

Outside, the property benefits from generous lawned gardens to both the front and rear, providing plenty of outdoor space for families and keen gardeners alike. A paved patio area offers an ideal setting for alfresco dining and entertaining, while side access provides a convenient route between the front and rear of the property.

LOCATION

Clyst Valley Road is situated within the highly regarded Winslade Park development in Clyst St Mary, an attractive village approximately three miles east of Exeter. The location offers an appealing combination of peaceful surroundings and excellent accessibility, making it particularly popular with families, professionals and those looking to enjoy a more rural setting without being too far from the city.

Clyst St Mary itself offers a range of local amenities, including a village shop, primary school and popular local pub, while Winslade Park provides an impressive 35 hectares of parkland together with a growing range of leisure and lifestyle facilities. These include woodland walks, sporting facilities, fitness provision, food and drink and the highly regarded Winslade Manor.

For commuters, the property is exceptionally well placed for access to Exeter and the wider region, with Junction 30 of the M5 less than a mile away and the A376 providing direct routes towards Exeter and the East Devon coast. Exeter city centre is within easy reach, while nearby Topsham, Exmouth and the surrounding countryside provide plenty of opportunities for leisure and days out.

The combination of village living, open parkland, excellent road links and proximity to Exeter makes Clyst St Mary and Winslade Park a particularly desirable location for those seeking both convenience and a quieter quality of life.

AGENTS NOTES

Tenure: Freehold

Council Tax Band: E

Council: East Devon District Council

Parking: Driveway and Garage

Garden: Front and Rear Gardens

Electricity: Mains

Heating: Mains Gas Boiler

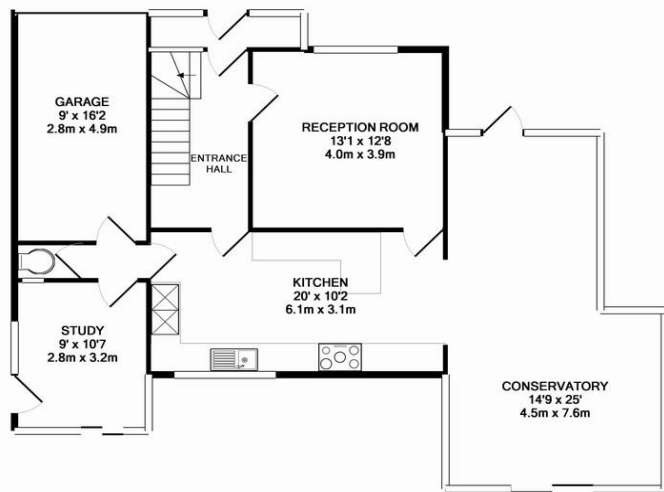
Water supply: Mains

Sewerage: Mains

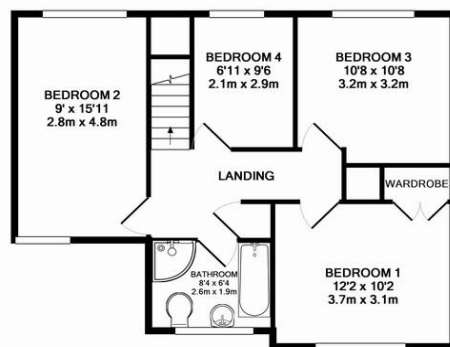
Broadband: Fibre to Cabinet Broadband available with up to 76mbps download and 15 mbps upload

Mobile Signal: Several networks currently showing as available at the property including EE and 02





GROUND FLOOR
APPROX. FLOOR
AREA 1063 SQ.FT.
(98.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1676 SQ.FT. (155.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2015



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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