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Clyst St. Mary, Exeter, EX5 1AE

Guide Price: £782,950

A rare opportunity to purchase a substantial five-bedroom, six bathroom detached house located in the sought after area of Clyst St Mary. With over 3700 Sq.ft of accommodation there is plenty of space for a large family.

**Winkworth**

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### Ground floor:

Access to the property is gained through a set of small steps into the porch.

The sitting room provides a welcoming space as the spacious nature allows for all required furniture along with a large bay window flooding the room with natural light. Carpet flooring and radiator.

A further reception room provides a flexible space which could be adapted for the needs of the next owner, it is currently configured as a second sitting room. Carpet flooring, radiator and large bay window.

A third reception room which is currently configured as a home office. Wooden flooring, radiator and window.

The fourth reception room is currently used as a dining room and has plenty of space for a large dining table set. Wooden flooring, radiator and window.

The kitchen/diner is a large space comprising of a mixture of wall and base storage units with wood effect work surfaces. Integral appliances include Dual eye level oven's, five ring gas hob, stainless steel extractor fan, microwave and sink/drainage. There is further space for a standalone fridge/freezer.

The utility room provides the perfect space for muddy boots or dogs with a stainless steel sink/drainage and space for standalone washing machine and tumble dryer.

The conservatory provides the perfect space to take in the stunning views over the surrounding countryside in all weathers all year around. Tiled flooring, double French doors and radiator.

Bedroom one; large double bedroom, ensuite bathroom, carpet flooring, radiator, and large bay window.

Bedroom two; large double bedroom, ensuite bathroom, carpet flooring, radiator, and large bay window.

Bedroom three; a further spacious double bedroom with ensuite, direct access to the rear garden, carpet flooring, radiator, and large bay window.

The main bathroom is located on the ground floor and comprises of a large walk-in shower cubicle, low level W/C, jacuzzi bath and wash basin.

### First floor:

Bedroom four is another double with ensuite, carpet flooring, radiator, and a picture window with stunning views.

Bedroom five is a small double with ensuite, carpet flooring, radiator, and picture window.

### Outside:

The rear garden is mostly laid to lawn with a large selection of mature trees, shrubs and plants. There is a large patio area, elevated wooden decking, greenhouse and brick built outbuilding.

The front garden is laid to lawn and surrounded by planting beds with many trees, plants, and shrubs.

A substantial driveway provides as much off-road parking that you would ever need. Further double garage.

### Location:

Clyst St. Mary is situated in East Devon, approximately 4 miles from the historic city of Exeter. This prime location allows residents to enjoy the tranquility of village life while having easy access to the city's amenities, employment opportunities, and cultural attractions. The village is also conveniently close to the M5 motorway, making it accessible for commuters traveling to Exeter and other nearby towns and cities.





### At a glance...

3761 sq.ft of accommodation  
Five double bedrooms  
Six bathrooms  
Four reception rooms  
Recently refurbished to a high standard  
Large private front and rear garden  
Massive off-road parking area  
Double garage  
In the sought after area of Clyst St Mary

### PROPERTY INFORMATION:

Freehold  
Council tax Band:  
Mains electric, gas, water and drainage.

Broadband: Ultrafast full fibre broadband available (checked on openreach) fibre to cabinet

Mobile: We understand that full mobile coverage is available (checked on Ofcom)



# Eastcote Clyst St. Mary, Exeter, EX5

Approximate Area = 2798 sq ft / 259.9 sq m

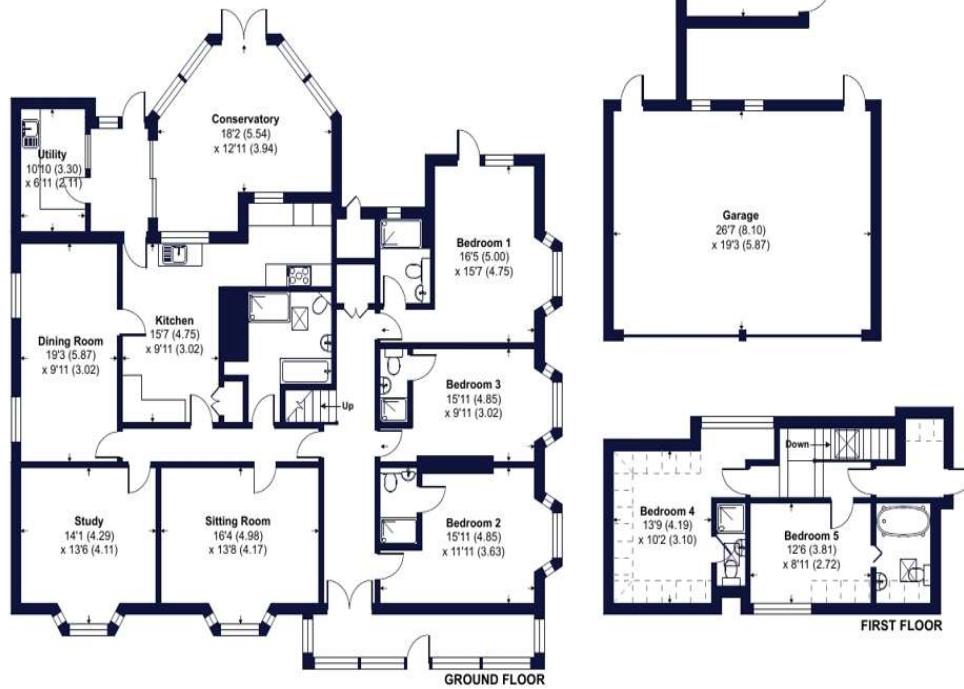
Limited Use Area(s) = 77 sq ft / 7.1 sq m

Garage = 515 sq ft / 47.8 sq m

Outbuilding = 116 sq ft / 10.8 sq m

Total = 3506 sq ft / 325.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Winkworth. REF: 1079579



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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