



**1 LOWER HILL HEAD ROAD
CLYST ST MARY
NEAR EXETER
EX5 1FU**

PROOF COPY



GUIDE PRICE £400,000 - £425,000 FREEHOLD



A beautifully presented well proportioned detached family home occupying a fabulous corner plot site with gardens to three sides. Three double bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Spacious sitting room. Well proportioned modern fitted kitchen/dining room. Rear lobby. Ground floor cloakroom. Gas central heating. uPVC double glazing. Recently recarpeted and decorated throughout. Private driveway providing parking for two vehicles. Good size garage. Enclosed rear garden enjoying a high degree of privacy. Popular village location on the outskirts of Exeter providing good access to local village amenities and major link roads. This property has been totally refurbished and upgraded by the current owners to a high standard and is ready to move into straight away with no work to be done. A truly stunning home. No chain. Viewing highly recommended.

Clyst St Mary's location means that it is in ideal position to access the surrounding towns and villages of East Devon as well as Exeter and its airport. Served by excellent access links, the M5 motorway and Exeter are minutes away by car as is access to the national rail network at Exeter St Davids. There is also a good regular bus service to Exeter City Centre. Clyst St Mary is well served with primary school and nursery, post office and general stores as well as public house. The well known Woodbury golf course is also nearby.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. LED courtesy light. Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Double Borderline Karndean flooring. Radiator. Smoke alarm. Telephone point. Digital programmer for central heating and hot water supply. Door to:

SITTING ROOM

16'10" (5.13m) x 11'0" (3.35m). A light and spacious room with recently fitted quality carpet. Radiator. Telephone point. Television aerial point. Jurassic fibre point. uPVC double glazed window to front aspect. uPVC double glazed double opening French doors providing access and outlook to rear garden.

From reception hall, door leads to:

KITCHEN/DINING ROOM

20'6" (6.25m) x 12'0" (3.66m). Again a fabulous light and airy room with quality modern fitted kitchen comprising an extensive range of matching base, drawer and eye level cupboards with concealed LED lighting. Granite effect work surfaces with tiled splashbacks incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. LED downlighter. Built in electric double oven. Four ring gas hob with glass splashback and filter/extractor hood over. Integrated washing machine. Integrated Neff dishwasher. Integrated upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Ample space for table and chairs. Two radiators. Two television aerial points. Double Borderline Karndean flooring. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect. Inset LED spotlights to ceiling. Opening to:

REAR LOBBY

Double Borderline Karndean flooring. Inset LED spotlight. Deep walk in understair storage cupboard with LED strip light also housing electric consumer unit. Composite door provides access to side/rear elevation. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Double Borderline Karndean flooring. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear/side aspect.

FIRST FLOOR LANDING

Radiator. Recently fitted quality carpet. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light and shelving. Digital programmer for central heating and hot water supply. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

12'10" (3.91m) x 12'0" (3.66m) maximum reducing to 10'2" (3.10m). A spacious room. Radiator. Television aerial point. Recently fitted quality carpet. Electronically remote controlled ceiling light/fan. uPVC double glazed window to side aspect with bespoke shutters. uPVC double glazed window to front aspect again with bespoke shutters. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted electric shower unit. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Low level WC. Heated ladder towel rail. Medicine cabinet. Inset LED spotlights to ceiling. Quality Karndean flooring. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 10'10" (3.30m). Radiator. Built in airing/linen cupboard with fitted shelving, electric light and electric heater. Recently fitted quality carpet. Large double wardrobe (freestanding) providing hanging, shelving and drawer space (included in sale). Electronically remote controlled ceiling light/fan. uPVC double glazed window to side aspect with bespoke fitted shutters. uPVC double glazed window to front aspect again with bespoke fitted shutters.

From first floor landing, door to:

BEDROOM 3

9'6" (2.90m) x 7'8" (2.30m). Large double wardrobe (freestanding) providing hanging, shelving and drawer space (included in sale). Recently fitted quality carpet. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BATHROOM

8'10" (2.69m) x 7'4" (2.54m). A light and spacious bathroom comprising panelled bath with modern style mixer tap including shower attachment and overhead shower head, decorative tiling and folding glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with deep drawer space beneath. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from occupying a fabulous corner plot site with gardens to three sides. Directly to the front is shrub bed well stocked with a variety of young and maturing shrubs, plants and flowers. Dividing pathway leads to the front door. To the left side elevation is a neat section of lawn with surrounding beech hedgerow which extends to the rear elevation consisting of a double width paved pathway with wrought iron railings and wrought iron gate leading to private driveway providing comfortable parking for two vehicles in turn providing access to:

GARAGE

18'8" (5.69m) x 9'8" (2.95m). A good size garage with electronically operated up and over door providing vehicle access. Pitched roof providing additional storage space. Power and digital lighting. Part obscure uPVC double glazed side courtesy door provides access to the rear garden.

The rear garden is a particular feature of the property enjoying a high degree of privacy whilst consisting of a paved patio with external power point. Water butt. Neat shaped area of lawn with raised flower/shrub beds stocked with a variety of maturing flowers, plants, roses and cherry and apple tree. Additional paved patio with dividing pathway leading to timber shed (7'10" (2.39m) x 6'0" (1.83m)) with power and digital lighting. Motion sensor lighting to the garage/drive and rear garden

TENURE
FREEHOLD

DIRECTIONS

From M5 (J30) interchange take the A376 Sidmouth Road and continue to Clyst St Mary roundabout and take the 2nd left again onto the A3052 towards Sidmouth. Proceed along and take the 2nd left into the development where number 1 Lower Hill Head Road will be found on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

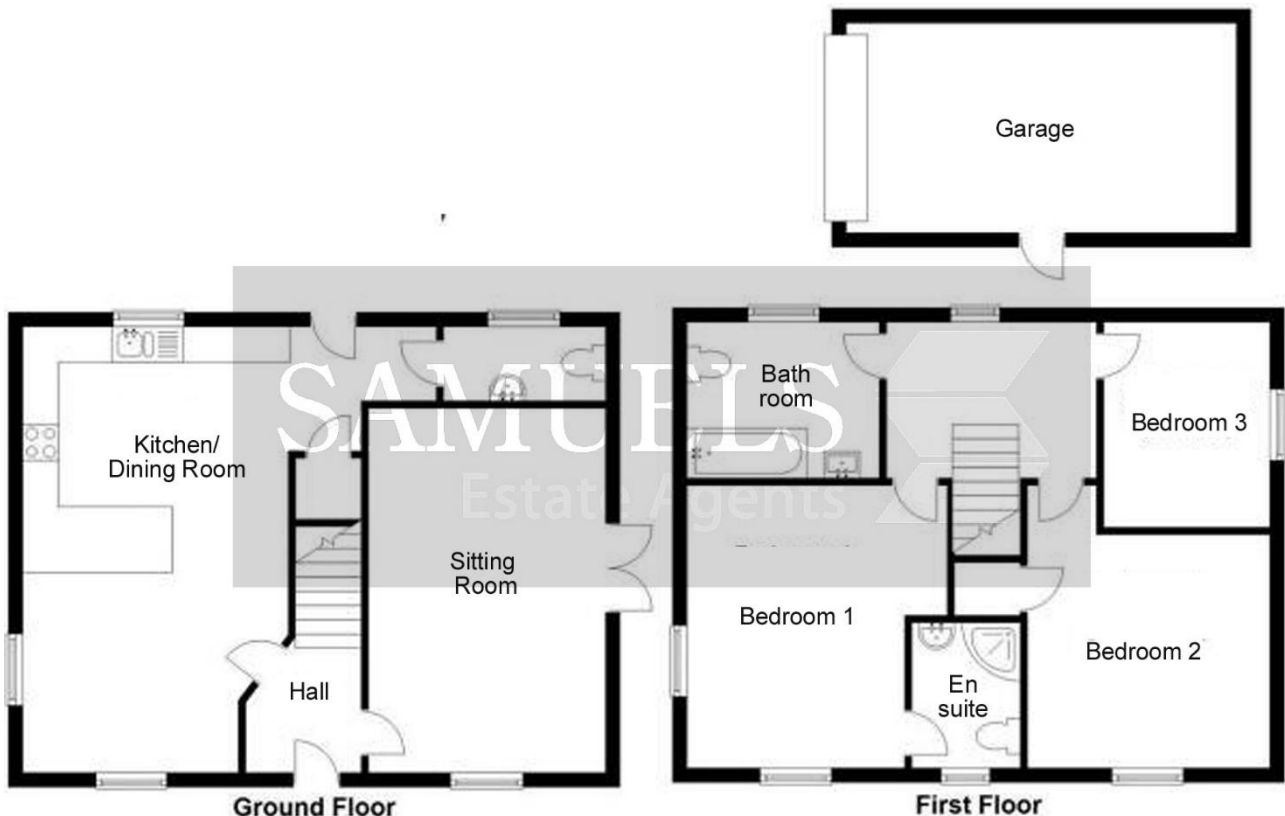
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0623/8433/AV



Total area: approx. 118.5 sq. metres (1275.8 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		