



**CLYST MEADOWS
FROG LANE
CLYST ST MARY
NEAR EXETER
EX5 1BT**

PROOF COPY



£485,000 FREEHOLD



A beautifully presented much improved and modernised detached bungalow occupying a fabulous position just a short walk from all local village amenities. Presented in superb decorative order throughout. Light and spacious lounge/dining room open plan to quality modern kitchen/breakfast room. Reception hall. Three good size bedrooms. Luxury bathroom. Separate modern shower/wet room. Private driveway providing ample parking. Double garage incorporating utility area. Delightful enclosed lawned rear garden with patio enjoying fine outlook and views over neighbouring area and beyond. uPVC double glazing. Gas central heating. Highly sought after village location on the outskirts of Exeter providing great access to major link roads. A stunning property. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Wood effect part obscure uPVC double glazed front door, with matching full height side panel, leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Cloak hanging space. Access, via pull down folding wooden ladder, to insulated and part boarded roof space with electric light. Opening to:

KITCHEN/BREAKFAST ROOM

16'0" (4.88m) x 14'8" (4.47m). An impressive luxury modern kitchen fitted with a range of matching base and drawer units. Large central island, incorporating breakfast bar, with drawer and cupboard space beneath. Four ring induction hob. Fitted oven. Fitted microwave oven/grill. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated upright fridge freezer. Integrated dishwasher. Laminate wood effect flooring. Radiator. Inset LED spotlights to ceiling. Courtesy door to garage. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond. uPVC double glazed door provides access and outlook to rear garden. Open plan to:

LOUNGE/DINING ROOM

20'6" (6.25m) x 18'0" (5.49m). A fabulous light and spacious room with laminate wood effect flooring. Two radiators. Three wall light points. Inset living flame effect electric fire and exposed brick chimney breast. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond. Double glazed sliding patio door providing access and outlook to rear garden. Door leads to:

BATHROOM

8'4" (2.54m) x 7'10" (2.39m). A luxury modern matching white suite comprising tiled panelled bath with central mixer tap including shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled shower enclosure with fitted mains shower unit including separate shower attachment. Tiled floor with underfloor heating. Heated ladder towel rail. Attractive tiled wall surround. Extractor fan. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

BEDROOM 1

17'8" (5.38m) x 10'10" (3.30m). Radiator. uPVC double glazed bow window to front aspect.

From reception hall, door to:

BEDROOM 2

14'8" (4.47m) x 10'8" (3.25m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From reception hall, door to:

BEDROOM 3

15'0" (4.57m) x 7'4" (2.54m). Radiator. uPVC double glazed window to front aspect.

From kitchen/breakfast room, door leads to:

SHOWER ROOM/WET ROOM

7'10" (2.39m) x 3'6" (1.07m). Again a luxury shower room with attractive tiled wall surround. Tiled floor. Wall hung wash hand basin with modern style mixer tap. Fitted mains shower unit including separate shower attachment. Low level WC. Heated ladder towel rail. Extractor fan.

OUTSIDE

Directly to the front of the property is a triple width driveway providing ample parking. Raised shrub bed. Neat shaped area of level lawn with surrounding flower/shrub beds. Pathway leads to the front door with inset LED lighting and double power point. From the driveway access is gained to the:

DOUBLE GARAGE

18'0" (5.49m) x 16'0" (4.88m). With electronically operated roller front door. Power and light. Access to roof void. To the rear of the garage is a utility area with 1½ bowl sink unit with modern style mixer tap set within work surface. Range of storage cupboards. Plumbing and space for washing machine. Further appliance space. A rear courtesy door provides access to the property.

To the right side elevation is a pathway which leads to the rear garden which enjoys a high degree of privacy and a westerly aspect whilst consisting of a good size paved patio with water tap and outside light. Small retaining wall with dividing steps leading to a neat shaped area of lawn with raised shrub beds. The rear garden is enclosed to all sides and enjoys a fine outlook over the neighbouring area and beyond. An additional side pathway to the left side elevation leads back to the front.

TENURE FREEHOLD

DIRECTIONS

From J30 (M5) take the A376 Sidmouth Road and at the first roundabout (Clyst St Mary) take the 1st exit left into the village turning left and continue along into Frog Lane. The property in question will be found on the left 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.

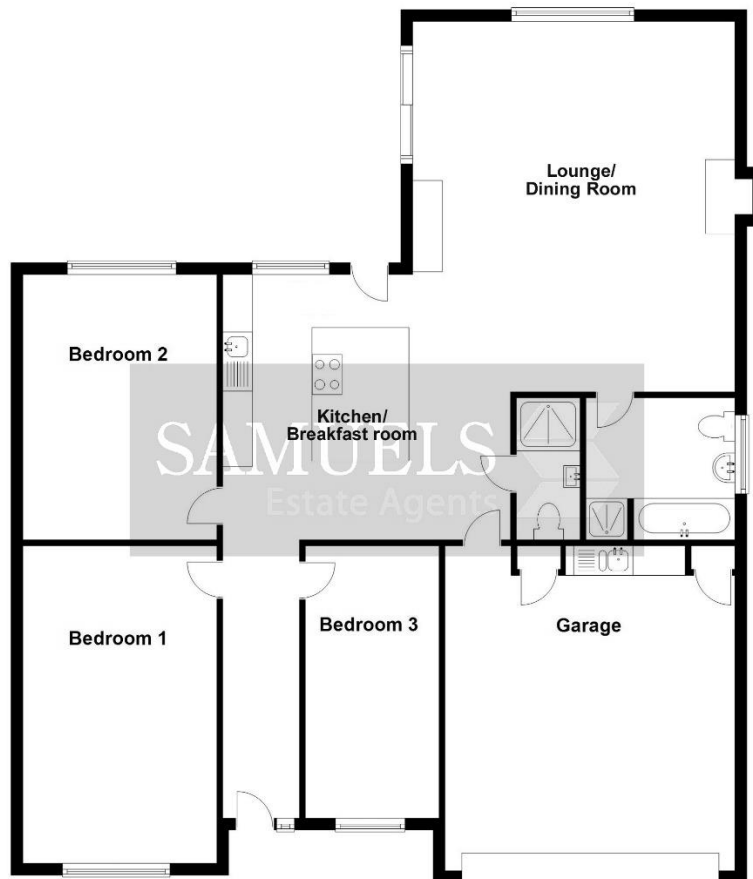
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0423/8405/AV



Total area: approx. 140.7 sq. metres (1514.0 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		