

## 8 Grindle Way, Clyst St. Mary, Exeter, EX5 1DF



Cooksleys are proud to present this fine example of a three bedroom detached bungalow set in an exclusive residential area on the edge of Exeter. The property is in immaculate condition and sits on one of the best plots. The accommodation comprises Entrance Porch, Entrance Hall, Lounge, Kitchen/Dining Room, Three Bedrooms, Bathroom and Cloakroom. The property also benefits from a garage, carport and driveway providing ample parking and generous front and rear gardens.

Viewing is highly recommended to appreciate whats on offer.

**Offers in the Region of £435,000**

**Freehold**

**DCX01789**



# 8 Grindle Way, Clyst St. Mary, Exeter, EX5 1DF

Sitting in this exclusive residential area of Clyst St Mary, the village has plenty to offer within close proximity to Exeter, Exmouth and Topsham with great transport links sitting close to the M5 and A30. There is a local pub, shop, post office and good bus route.

## THE ACCOMMODATION COMPRISES:

### Front

Beautiful garden mainly laid to lawn with driveway parking up to three vehicles which is shared. Car port. Patio area. Fully enclosed by range of panel fencing and hedges.

### Entrance Porch

Accessed via uPVC double-glazed frosted front door. Electric meter box. Access to:

### Hallway

Accessed via wooden frosted glazed door. Doors to bedroom three, the lounge, kitchen/dining room, storage cupboard. Further storage space housing the combi boiler (3 years old), cloak room, bedrooms one, two and bathroom. Radiator. Access to the loft void above.

### Lounge 13' 0" x 13' 11" (3.960m x 4.245m)

Large front aspect uPVC double-glazed window with stunning views over the front garden. Radiator. Electric fireplace. Double doors leading to the kitchen/dining area. Television point. Coved ceiling.



### Kitchen/Diner 22' 6" x 9' 6" (6.853m x 2.900m)

Kitchen: Two rear aspect uPVC double-glazed windows with views over the rear garden. Fitted range of eye and base level units. Stainless steel sink with mixer tap and single drainer. Integrated oven and hob with extractor fan above. Space and plumbing for washing machine. Space for fridge. Part-tiled walls. Spotlighting. Coved ceiling. Breakfast island. Large dining space: Radiator. Television point. Coved ceiling. Spotighting. uPVC double-glazed sliding doors to the conservatory.





### Conservatory 10' 0" x 11' 9" (3.051m x 3.582m)

Triple aspect uPVC double-glazed conservatory with stunning views over the rear garden. Light and power. uPVC double-glazed French doors leading out to the rear garden.



### Bedroom Three 12' 11" x 7' 3" (3.929m x 2.204m)

Front aspect uPVC double-glazed window with views over the front garden. Coved ceiling. Radiator.



### Bedroom Two 9' 6" x 10' 6" (2.904m x 3.197m)

Rear aspect uPVC double-glazed window with views over the garden. Radiator. Fitted range of wardrobes with hanging space and shelving.



### Bedroom One 10' 6" x 12' 0" (3.213m x 3.651m)

Front aspect uPVC double-glazed window with views over the front garden. Radiator. Coved ceiling. Built-in double wardrobes with hanging space and shelving.



### Bathroom

Side aspect uPVC double-glazed frosted window. Three piece white suite comprising of panel enclosed bath with wall-mounted shower. Low level WC. Pedestal hand wash basin. Fully tiled walls and flooring. Radiator. Wall-mounted inserted mirror. Extractor fan. Heated towel rail.



### Cloakroom

Rear aspect uPVC double-glazed window. Low level WC. Wash hand basin with storage below. Wall-mounted mirrored cupboard. Part-tiled walls. Radiator. Vinyl flooring. Coved ceiling.

### Rear Garden

Fully enclosed rear garden by range of panelled fencing. Mainly laid to lawn with patio areas. Shrubs and borders. Side access on both sides to the front garden. Access round to the garage, wooden shed and outside tap.

### Garage 8' 7" x 23' 0" (2.611m x 7.017m)

Metal up and over door. Light and power. Fitted range of eye and base level units. Storage space.





Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Clyst St. Mary  
EXETER  
EX5 1DF

Energy rating

C

**Property type**  
Detached bungalow

**Total floor area**  
88 square metres