

6, Porcher Road

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Clyst St. Mary, Exeter, EX5 1FN

Exeter city centre (5.2 miles), M5 junction 30 (0.8 miles), Topsham (3.4 miles)

A well presented modern 3 bedroom semi-detached house located in this popular village on the Eastern edge of Exeter.

- Well presented throughout
- Driveway parking for up to 3 cars
- Good sized garden and patio
- Open plan kitchen/dining room
- Down stairs W.C.
- Ensuite shower room
- Short walk to the centre of the village
- Easy access into Exeter and onto the M5
- Freehold
- Council Tax Band: D

Guide Price £325,000

SITUATION

Clyst St Mary is a thriving and sought-after village situated approximately four miles east of Exeter, offering an excellent range of local amenities including a village inn, primary school, parish church and community facilities. The property is particularly well placed for access to the Cathedral City of Exeter, the M5 motorway, A30 and Exeter Airport, making it an ideal location for commuters. The nearby village of Topsham, renowned for its waterside setting, independent shops and restaurants, is also within easy reach, whilst the surrounding East Devon countryside and Jurassic Coast provide a wealth of opportunities for walking, sailing and outdoor pursuits.







ACCOMMODATION

A beautifully presented and deceptively spacious modern semi-detached family home, occupying an attractive position within this highly regarded village on the outskirts of Exeter. Offering approximately 946 sq ft of well-balanced accommodation, the property combines contemporary styling with practical living spaces, ideally suited to modern family life.
The accommodation is arranged over two floors and is entered via a welcoming reception hall with a useful cloakroom. To the front of the property, a sitting room enjoys a pleasant bay window, creating a light and inviting principal reception room. To the rear, the impressive kitchen/dining room forms the heart of the home, comprehensively fitted with a range of contemporary units and integrated appliances, together with ample space for family dining and entertaining. French doors open to the rear garden, allowing excellent natural light and extending the living space during the warmer months.
On the first floor, the principal bedroom is a generous double and benefits from a stylish en-suite shower room. A further well-proportioned double bedroom is served by the family bathroom, whilst the third bedroom offers excellent versatility as a dressing room or home office.
Outside, the property enjoys an enclosed rear garden, providing a safe and private environment for children and pets, together with an attractive terrace ideal for outdoor dining. The property also benefits from allocated parking.

OUTSIDE

To the side is a driveway providing parking for 2/3 cars with a pedestrian gate giving access in to the rear garden. Fully enclosed, the garden is laid mainly to lawn with a patio leading off the kitchen.

SERVICES

Current council Tax band: D
Tenure: Freehold
Utilities: Mains electricity, drainage and water
Heating: Gas central heating
Standard, ultrafast and superfast broadband available.
EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

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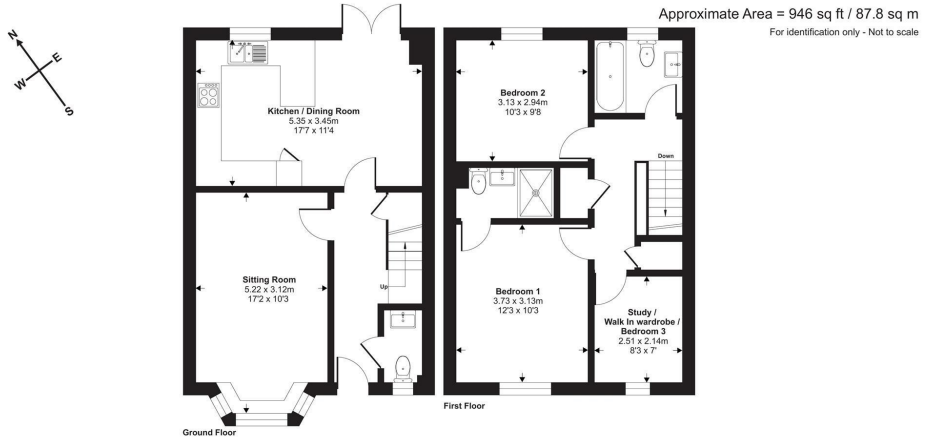


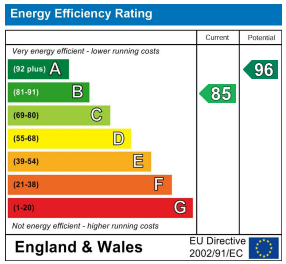




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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