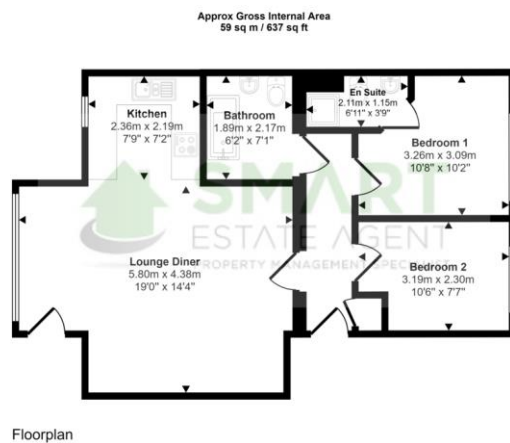




MALTSTERS COURT, CLYST ST. MARY, EXETER
GUIDE PRICE £300,000





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

SUMMARY This wonderfully modern detached house is located in the heart of Clyst St Mary with local schools and amenities on your doorstep. The property is gas central heated and has double glazed windows/skylights throughout. The contemporary design is popular for modern day living.

As you enter the property the kitchen/diner is modern in design, with excellent storage for those kitchen essentials, integral oven and extractor fan whilst providing more than ample space for storage. On the reverse side of the kitchen is a sleek breakfast bar.

The living room is a great size with an amazing feature fireplace whilst a set of French doors lead out to the enclosed garden space.

Downstairs is where the family bathroom is located which includes a new white 3 piece suite including a nice large bath & heated towel rail.

A good size utility / multi functional room is on the ground floor which provides more storage space and electricity for such items like the washing machine and dryer. This room could also make a perfect office space from home otherwise a small bedroom.

On the first floor of the property there is a very large double bedroom. The bedrooms have large floor to ceiling windows making it a very light and airy space. There is a en-suite bathroom with this bedroom which has a standing shower with glass shower screen & white 3 piece suite.

There is a fully enclosed patio area which would be great for sitting in the sun or having pets . There is access from the garden to the parking space & front of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		