



3 Maltsters Court

Clyst St. Mary, Exeter, EX5 1FE

Offers In Excess Of £300,000

Property Information

- NO CHAIN
- Beautifully Presented
- Large Light Rooms
- Skylights & French Doors
- 2 Double Bedrooms
- Modern Contemporary Design
- Large Garden with Patio and Grass Area
- Close To Local Amenities & Well Respected Schools, Easy Access to The M5,
- Easy Access to A30 and M5

Full Description

This wonderfully modern semi 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 a dual aspect - large window and French Doors to the Garden. There is excellent storage for those kitchen essentials and ample space for appliances.

The living room is a great size with another set of French doors leading out to the fully enclosed garden.

There is a downstairs WC and large hallway perfect for additional furniture or the storage of jackets/shoes.

On the first floor of the property there are 2 large double bedrooms. The bedrooms have skylights making it a very light and airy space. There is also a wet room upstairs.

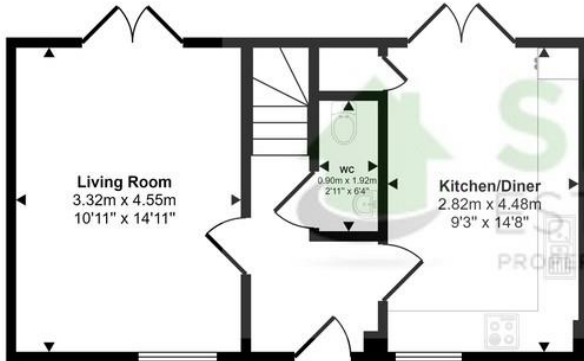
There is a fully enclosed garden with large patio area and large grass area. The garden is particularly well proportioned for this style of property. There is also side access and off road parking.





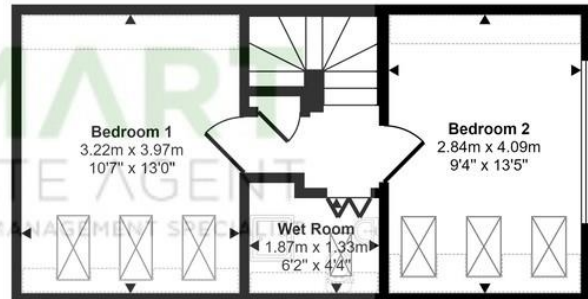


Approx Gross Internal Area
71 sq m / 762 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft

Denotes head height below 1.5m



First Floor
Approx 33 sq m / 358 sq ft

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.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements