



SOUTHGATE

ESTATES



5 Ellacombe Meadows,  
Clyst St. George, EX3 0DF  
£340,000









## 3 Double Bedrooms, Beautifully Presented, Semi-Detached House, Allocated Parking, Enclosed Rear Garden, Garden Room

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Forming part of the exclusive Seaward Park development by Burrington Estates, this beautifully presented home offers three double bedrooms and a detached office in the rear garden. The property is situated in the picturesque Devon village of Clyst St George, close to the village cricket field, the attractive parish Church, the village hall and the local primary school. The popular Darts Farm Shopping Village and Topsham town centre are both within walking distance, and there is good access to the city of Exeter, the M5 motorway and A30.



The internal accommodation briefly consists of an entrance hallway, a modern kitchen, cloakroom and a lounge diner on the ground floor. Upstairs, over two floors are the three double bedrooms (with an en suite to the master) and the main family bathroom. Externally, the property offers an enclosed garden to the rear with a brand-new impressive detached home office benefitting from power and lighting. There are also two allocated parking spaces in the courtyard to the front of the property.

With so much to offer including the fantastic location, and the space both internally and externally, this lovely home is not to be missed and we highly recommend further viewing.

Entrance Hallway The front door opens to the entrance hallway which includes tiled flooring, a radiator, stairs to the first floor with built-in storage below, and doors to the kitchen, cloakroom and lounge diner.

Kitchen 11' 0" x 7' 10" (3.35m x 2.4m) A modern kitchen containing a range of matching wall and base units with fitted worktops, a matching upstand, and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double oven with a gas hob and extractor hood over, a dishwasher, a tall fridge-freezer and a washing machine. In addition the Ideal combination boiler is located here, along with tiled flooring, spotlighting and a uPVC double glazed window to the front aspect.

Cloakroom 7' 9" x 3' 5" (2.36m x 1.03m) A useful downstairs cloakroom incorporating a hidden cistern WC, a wall-mounted wash basin with a mixer tap over, a radiator, an extractor fan, tiled flooring and part-tiled walls.

Lounge Diner 14' 6" x 12' 9" (4.41m x 3.89m) A spacious reception room enjoying uPVC double glazed French doors opening out to the garden, as well as a feature gas fireplace, engineered oak flooring, a radiator, spotlighting and a built-in storage cupboard under the stairs.

Stairs & Landing Stairs rise to the first floor landing which provides doors to two of the bedrooms and the bathroom, as well as an airing cupboard, a radiator, spotlighting and a further set of stairs to the second floor where the master bedroom is located.

Bedroom 2 14' 5" x 9' 6" (4.39m x 2.9m) A good-sized double bedroom complemented by a uPVC double glazed window to the rear aspect overlooking the garden, a built-in double wardrobe and a radiator.

Bathroom 7' 10" x 6' 6" (2.38m x 1.99m) The main bathroom comprises a bath with a mixer tap and shower head over, a hidden cistern WC and a pedestal wash basin with a mixer tap over. There is also a heated towel rail, an extractor fan, spotlighting, a shaver socket, tiled flooring and part-tiled walls.







Bedroom 3 12' 3" x 11' 1" narrowing to 4' 5" (3.74m x 3.37m) plus wardrobe A further double bedroom boasting a built-in double wardrobe, a uPVC double glazed window to the front aspect and a radiator.



Bedroom 1 & En Suite 16' 3" narrowing to 9' 11" x 11' 2" (4.96m x 3.41m) plus en suite The master bedroom has the advantage of ample built-in storage, including a double wardrobe, a cupboard, and storage into the eaves. There is also a radiator and three Velux windows to the front and rear aspects. A door opens into the en suite which is framed by tiled walls and flooring and consists of a shower cubicle with a Mira shower over, a hidden cistern WC and a wall-mounted wash basin with a mixer tap over. In addition there is a heated towel rail, a shaver socket, spotlighting, an extractor fan and a Velux window to the front aspect.

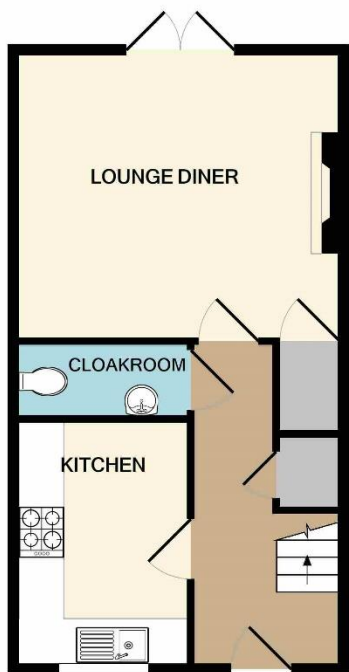
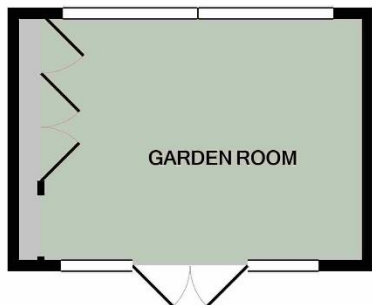


Garden French doors open out to the pleasant enclosed rear garden which has the advantage of a patio area providing an ideal space for outdoor entertainment. The remainder of the garden is laid with gravel for low maintenance, and there is also a gate providing side access, an outdoor tap, and doors to the garden room.

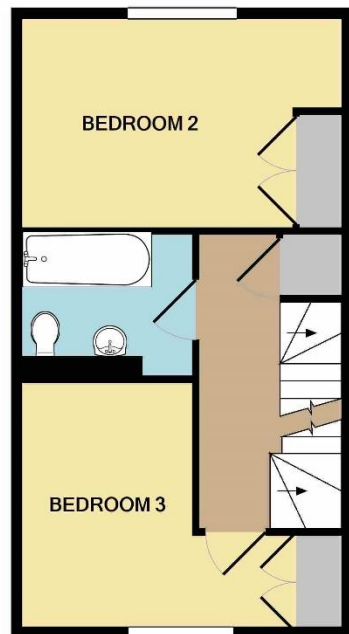
Garden Room/Office 15' 7" x 11' 1" (4.74m x 3.37m) to rear of storage The garden room is a valuable addition to the home, providing an extra living space which is serviced by power and lighting. UPVC double glazed windows face the front and rear aspects, and there is also spotlighting, a wood-panelled wall and full-width built-in storage.

Parking The property benefits from two allocated parking spaces providing off-road parking.

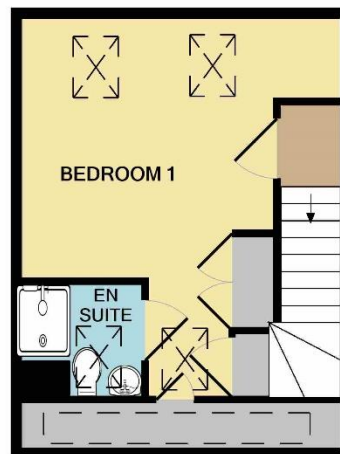
Tenure: Freehold The vendor has informed us that the current maintenance charge is £97.56 per month.



GROUND FLOOR



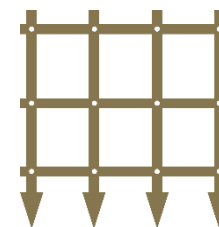
1ST FLOOR



2ND FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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