

LOT  
**113**

8 North Grange, Clyst Heath, Exeter EX2 7EY

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A one bedroom, end of terrace bungalow, situated in the sought after residential development of North Grange, in the popular residential area of Clyst Heath. The property has the benefit of an allocated parking space, use of the well kept communal gardens and the remainder of a 999 year lease from the original conversions taking place in 1995. Conveniently situated for local facilities and amenities, the M5/A30/A38 road networks and Exeter airport, the property is likely to appeal to those looking for a low maintenance home or a second home in proximity of the city centre, or as a residential lettings opportunity having previously generated an income of £750pcm/£9,000pae.

### Situated

Clyst Heath is readily commutable to the Cathedral city of Exeter and readily accessible to the M5/A30/A38 road networks and Exeter airport, along with local retail and business parks, superstores and leisure facilities.

### Ground Floor

Lounge/diner, kitchen, double bedroom and bathroom.

### Outside

Allocated parking space, use of the communal gardens and visitors parking on an adhoc basis.

### Viewings

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

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