

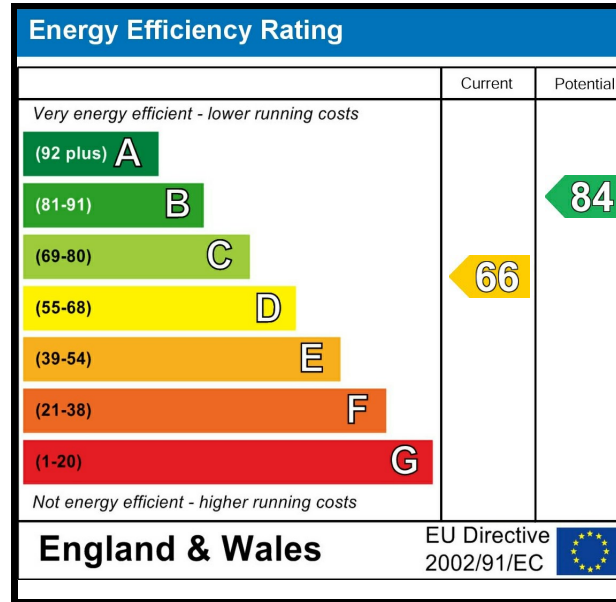
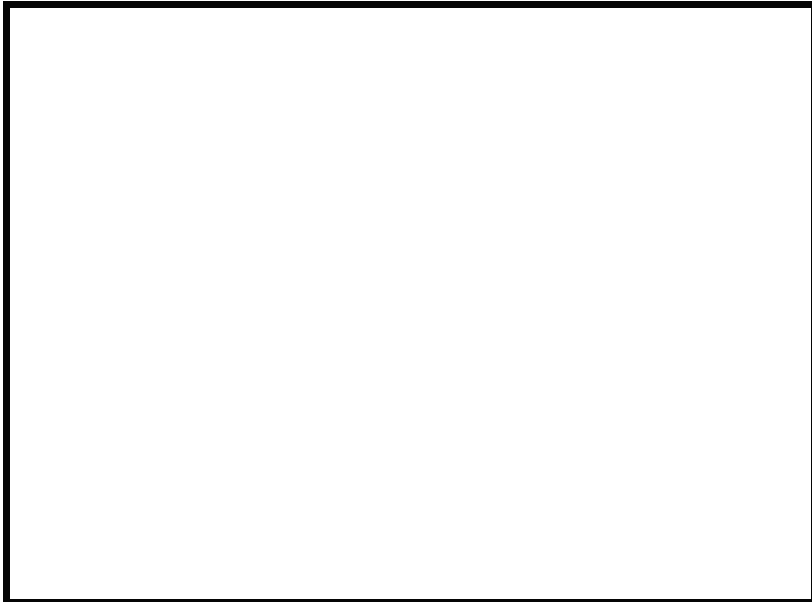


1 Linda Close, Exeter, EX1 3EU

£360,000



- NO ONWARD CHAIN
- Lounge
- Kitchen
- Shower Room
- Large Corner Plot Gardens
- Reception Hall
- Dining Room
- 3 Bedrooms
- Gas Central Heating & uPVC Double Glazing
- Detached Garage & Off Road Parking



## THE PROPERTY

A rare opportunity acquire this 3 bedroom semi-detached house quietly situated in a sought after cul-de-sac lying off Birchy Barton Hill, a leafy lane serving a range of individual quality homes.

This particular property offers extension potential and stands in a generous sized plot, the long front garden and driveway providing plenty of scope to create additional off road parking for several vehicles. There may also be potential to build a larger detached garage subject to P.P. As the property stands at the moment, it is presented in well maintained condition while offering exciting potential for new owners to upgrade and modernise to their own standard of specification.

Strong interest anticipated and early viewings recommended!

This area of Exeter lies within easy reach of most leading out of town superstores, M5 Motorway, R D & E Hospital, Exeter Business Park in Sowton, local schools and Heavitree shopping centre & pleasure park. Heavitree Pleasure Park, arguably the most popular park in Exeter, now boasts a vibrant café/community hub venue which was only built some 3 years ago and is available for hire.

## SITUATION

This location also benefits from being within easy reach of the M5, A30 & A38 combining excellent transport links to the east and north as well as Devon and the neighbouring counties of Cornwall, Somerset and Dorset. Exeter's international airport lies just four miles east of Exeter.

## Directions

