



## 6 Grainger Close

Exeter, EX2 5RL

A modernised and well maintained 3 bedroom chalet style semi-detached house in favoured residential area. The property comes with a modernised kitchen and bathroom, gas central heating & double glazing. The front garden is laid to lawn and a long driveway provides ample off road parking. A patio at the rear of the house leads onto an attractive, well established garden laid principally to lawn. This garden enjoys a good level of privacy and plenty of sunshine throughout the day. There is also side and rear extension potential subject to obtaining the necessary planning permission.

This lovely property enjoys the convenience of being close to some good schools and a nearby bus stop picks up a regular bus service to and from Heavitree and the city centre.

Exeter is one of the country's most famous Roman cities steeped in history with all the amenities and features of a modern day regional capital. Exeter International airport is five miles east of the city, and there are excellent rail and road links including the mainline services to London (Paddington and Waterloo), the Midlands and the north of England plus excellent motorway connections with the national network at junctions 29, 30 and 31 of the M5 reaching a wide range of destinations.

**Guide Price £295,000**

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- Entrance Porch
  - Kitchen
  - Gas Central Heating
  - Ample Off Road Parking
- Entrance Hall
  - 3 Bedrooms
  - Double Glazing
- Lounge/Diner
  - Shower Room
  - Front & Rear Gardens

Entrance Porch

Entrance Hall

Lounge/Diner

Lounge Area

12'11" x 10'4" (3.96m x 3.15m)

Dining Area

10'8" x 7'5" (3.27m x 2.27m)

Kitchen

10'9" x 7'4" (3.28m x 2.26m)

On The First Floor

Landing

Bedroom 1

12'11" x 9'9" (3.94m x 2.99m)

Bedroom 2

10'9" x 9'10" (3.28m x 3.00m)

Bedroom 3

9'9" x 6'6" (2.99m x 1.99m)

Shower Room

7'2" x 6'5" (2.20m x 1.96m)

Outside

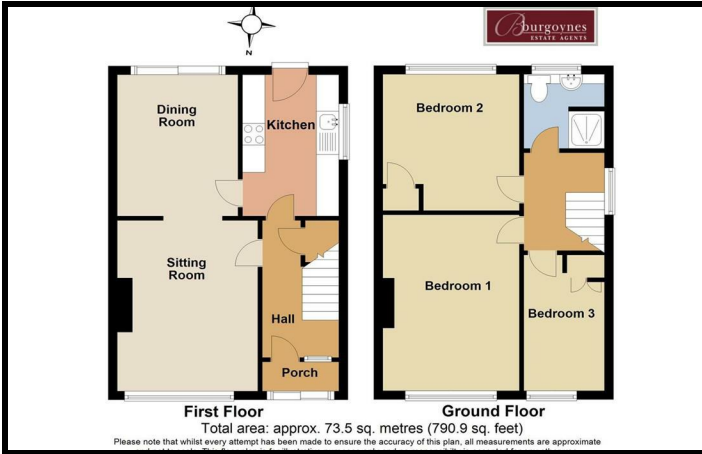
Parking

Lease Information

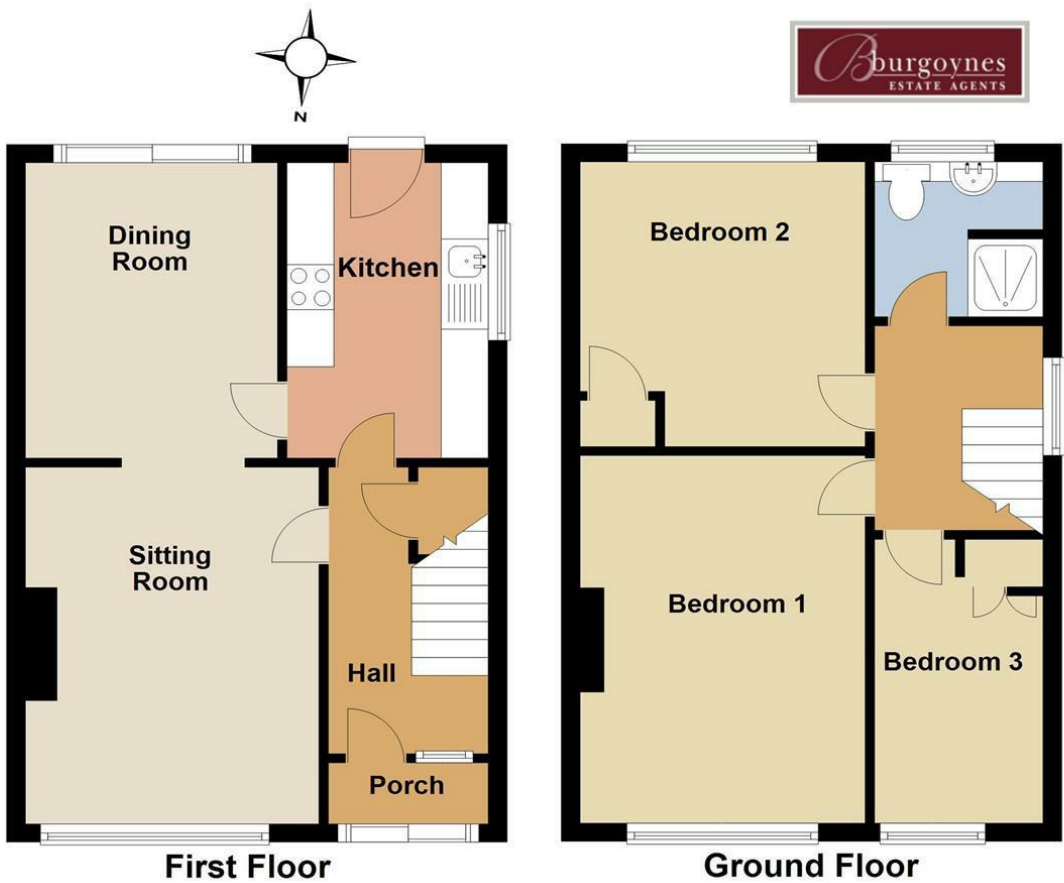


Directions





Floor Plan



**First Floor** **Ground Floor**  
Total area: approx. 73.5 sq. metres (790.9 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.  
**6 Grainger Close, Exeter**

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