

# 12 South Grange,

Clyst Heath, Exeter, EX2 7EY

Exeter City Centre - 2.9 Miles. Exeter Central - 3.1 Miles. Exeter St. David's - 3.5 Miles.

Situated within a characterful and mature development is this two double bedroom Grade II apartment, boasting plenty of accommodation and being sold with no onward chain.

- No onward chain
- Close to local amenities
- Character features throughout
- CTB D

- Two double bedrooms
- Popular, quiet development
- Transport links nearby
- EPC C

# Guide Price £250,000

### SITUATION

South Grange, a building draped in history and character built in the late 1800's, is part of a quiet development on the Eastern fringes of Exeter and within close vicinity of local amenities such as Digby retail park, transport links into Exeter's City Centre and mainline trains to London from Exeter St. David's and easy access to major commuter routes via the M5. Exeter affords an array of other benefits including its historic quayside, a variety of restaurants and bars, well regarded school and a wealth of shopping options. Further afield is Exeter Airport providing an ever-growing list of both domestic and international flights.







#### DESCRIPTION

This first-floor apartment has a considered layout making for a versatile living space. The living/dining room boasts a huge amount of natural light thanks to its six, large windows. The remainder of the property consists of a clean kitchen space, two large double bedrooms – the master benefitting from an en-suite, and a separate main bathroom. In addition, the property has useful storage throughout. The favourable position and spacious accommodation make for either an excellent first-time purchase or investment.

#### **ACCOMMODATION**

Via access through communal hall-way, immediately to the left is access into the main bathroom, a spacious room complete with bath, WC and hand basin, to the right hand side of the entrance is a useful storage cupboard. Moving further into the property is the hallway with both bedrooms to the right-hand side and access to the kitchen to the left. The master bedroom is a spacious room with an en suite and the second bedroom a generously sized double. To the end of the hall way is access into the living/dining room, providing a wealth of character features, high ceilings and four large windows providing ample light.

#### OUTSIDE

South Grange is set within beautiful, mature grounds shared with other residents. Additionally, there is a garage and one allocated parking space.

#### **SERVICES**

Mains Gas, Mains Water, Mains Electric, High Speed Internet.

## **DIRECTIONS**

From Stags Southernhay Office head down Barnfield Road and take a left onto Western Way, stay on the road until the roundabout and take the third exit onto Heavitree Road. Stay on Heavitree Road leading into Honiton Road until you reach the roundabout near Middlemore Police Station. Take a right onto Rydon Lane and then take a left onto Russell Way. At the roundabout take the first exit onto Digby Drive, take a right through the gates onto Clyst Heath and then another right, follow the road around and then 12 South Grange will be on your right.



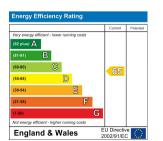




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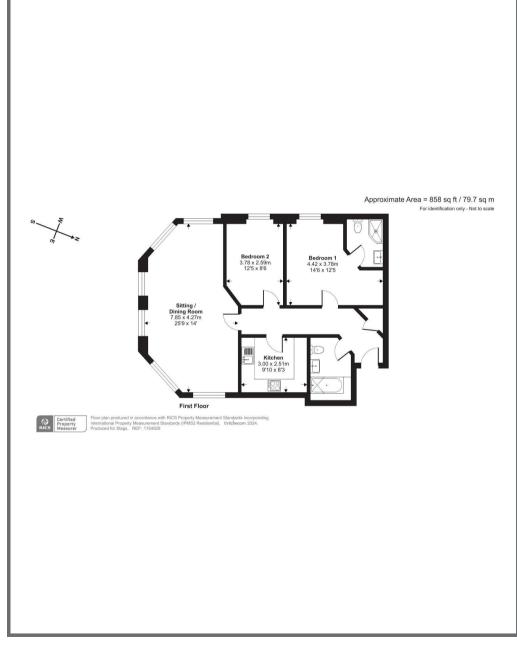






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