



A two bedroom end of terrace house with private patio garden and private parking in a highly sought after St Leonards location. The Grange is quietly situated in a popular modern development and is conveniently located for the Royal Devon & Exeter hospital and Nuffield Hospitals. Also within easy reach of the city centre. The property enjoys two large double bedrooms and a family bathroom. On the ground floor double doors lead from the sitting room to the private garden with a delightful aspect over a nearby 'Green'. A modern fitted kitchen/diner and ground floor guest WC.

**The Grange**  
Exeter     £300,000

**East of** 



# The Grange Exeter £300,000

Semi Detached | Two Large Bedrooms | Large Lounge with French Doors | Kitchen/Diner | Family Bathroom | Downstairs Cloakroom | Allocated Parking | Fabulous Location | |

## PROPERTY DETAILS:

### APPROACH

The Grange is part of the beautiful Wellingtonia Park Estate and is just off the main route of Fleming Way. The property is set back off from the road and is also adjacent to lovely communal green that stretches down and around the Old Grange House itself. The front garden is mainly laid to lawn and surrounded on two sides by iron railings and the third by a privet hedge. Patio slabs lead to the front door and a small covered porch.

### HALLWAY

In from the front door the hall way accesses off to the kitchen and lounge and leads up to the first floor, with oak effect flooring throughout, pendant lighting and radiator.

### KITCHEN/DINER

The kitchen has been fitted with ample wall and base units with granite effect roll top work surface and tiled splash back. We have a four burner gas hob and electric double oven with stainless steel extractor hood over and integrated appliances. Double aspect windows give views over the front of the house and to the green and there is ample space for a dining table and chairs.

### CLOAKROOM

Just below the stairs we have a cloak room fitted with wash hand basin and a close coupled W.C.

### LOUNGE

A good size lounge with double aspect windows and fitted carpet throughout gives access to the rear south facing garden via a pair of French doors.

### LANDING

The first floor landing has fitted carpet throughout and has a storage cupboard at the top of the stairs and access to the loft via a hatch.

### FAMILY BATHROOM

The family bathroom has been fitted with a white bathroom suite with a mixer shower over the bath. The wall have been tiled and finished with a decorative blue border and wood effect flooring throughout.

### BEDROOM 1

The master bedroom has double aspect windows looking over the rear garden and catches the evening sun. Ample storage is provided with a large floor to ceiling wardrobe and the room is finished with fitted carpets and pendant lighting.

### BEDROOM 2

Another good sized bedroom with front facing views, fitted carpets and pendant lighting.

### REAR GARDEN

The south facing rear garden is mainly laid with patio slabs and a small grassed area and faces onto a beautiful cherry tree that is part of the adjoining communal gardens of the main Grange itself. A small wooden fence delineates the garden boundaries and sits comfortably within its beautiful surroundings.

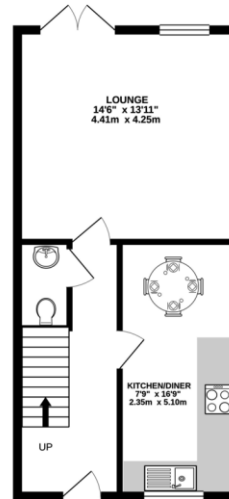
### PARKING

The property benefit's from an allocated parking space to the front of the property.

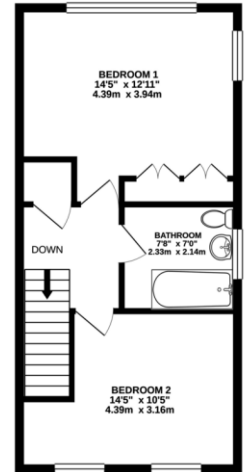
### SHARE OF FREEHOLD DETAILS

The property comes with a share of freehold with 975 years left on the lease. The Service charge is £1,596Per Annum.

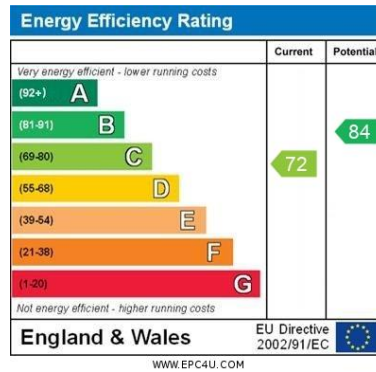
GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.8 sq.m.) approx.  
Other areas shown are shown for reference only. The accuracy of the floor plan is not guaranteed. Measurements of areas, volumes, costs and any other items are approximate and the responsibility is taken by any user, purchaser or any other party. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is made with respect to their condition.



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