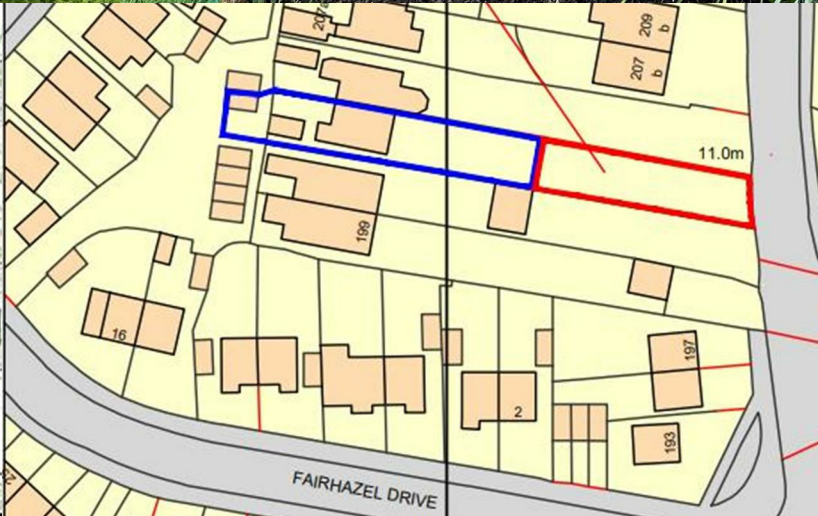


# Land at 203 Exwick Road Exeter EX4 2AU

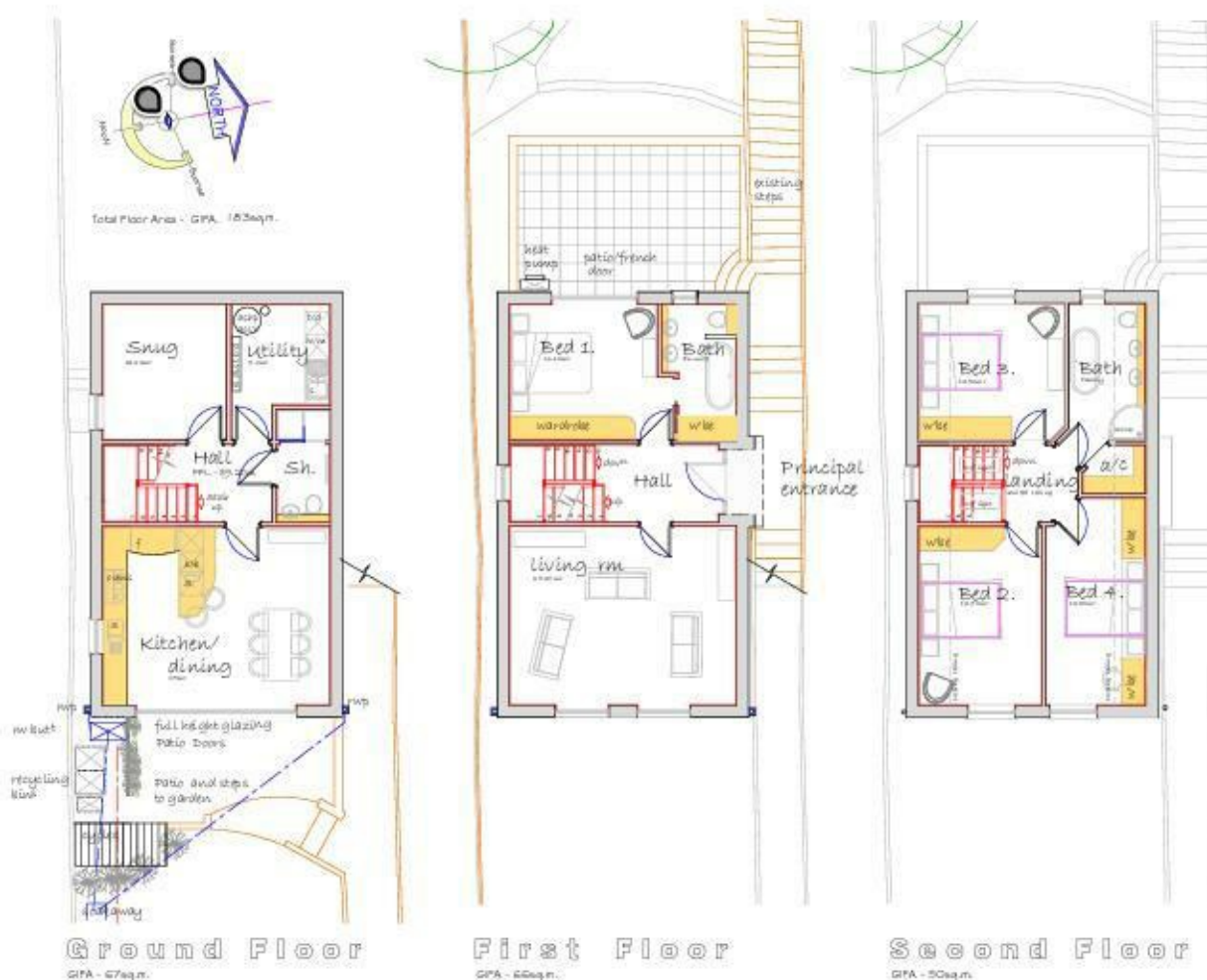
Guide Price £100,000

A fantastic opportunity to acquire a plot of land in Exeter with planning permission for a lovely and spacious detached house.

## ChaseBuchanan







### The Property

This is a fantastic and rare opportunity to purchase a site with planning consent approved for the erection of a detached dwelling on Exwick Road Exeter- Located within walking distance many amenities and within easy reach of Exeter City Centre. The nearly 2,000 sq ft three storey dwelling will have four bedrooms, large reception rooms including a kitchen/dining room and living room, three bathrooms and a snug/study. There are also gardens and off street parking. Please call our Exeter office for more information.

### The Location

The plot is located on Exwick Road in the Exwick area, it is well situated close to St David's main line railway station, the City Centre and Exeter University. Pleasant walks and cycle routes along the River Exe are virtually on the doorstep and the M5, A30 and A38 are all easily accessible.

### Planning Info

Please visit the Exeter planning portal with reference 23/0881/FUL

For more information or to book a viewing, please contact:

**01392 259395**

**ChaseBuchanan**

20 Queen Street, Exeter, Devon, EX4 3SN