



Semi-Detached HOME

CHECK OUT this no-chain 1970s semi-detached home on a quiet road in Clyst St Mary, just moments from the A30 and Exeter. Ready for refurbishment, it offers three bedrooms, bathroom, kitchen, sitting room and separate dining room, plus a private garage, front garden and a generous rear garden. A brilliant first home or investment opportunity.

12 Manor Park | Exeter | EX5 1BW





PROPERTY TYPE

Semi-Detached House



SIZE

956 sq ft



LOCATION
Village



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden, Large Garden



EPC RATING

68D



COUNCIL TAX BAND

C



in a nutshell...

- In Need of Reburishment
- NO CHAIN
- 3 Bedrooms
- Kitchen
- Living Room and Dining Room
- Conservatory
- Generous Rear Garden
- Garage
- Ideal First Home or Investment





the details...

This 1970s semi-detached home offers an excellent opportunity to create a modern, personalised space in the heart of Clyst St Mary. Set within a peaceful village surrounded by open countryside, the location blends a relaxed rural feel with the convenience of being only a short drive from Exeter's city centre, major road links and everyday amenities.

Inside, the ground floor provides a traditional layout with a bright living room that flows loosely into the dining room, creating a sociable and flexible space. The kitchen sits independently, offering a practical workspace with plenty of potential for reconfiguration or modernisation. A conservatory extends the living area further and opens directly onto the rear garden, giving the home a lovely connection to the outdoors.

Upstairs, there are three bedrooms, including two comfortable doubles, along with a family bathroom and useful storage. While the property is in need of refurbishment, the proportions, layout and generous plot give it huge potential for anyone looking to update, redesign or invest.

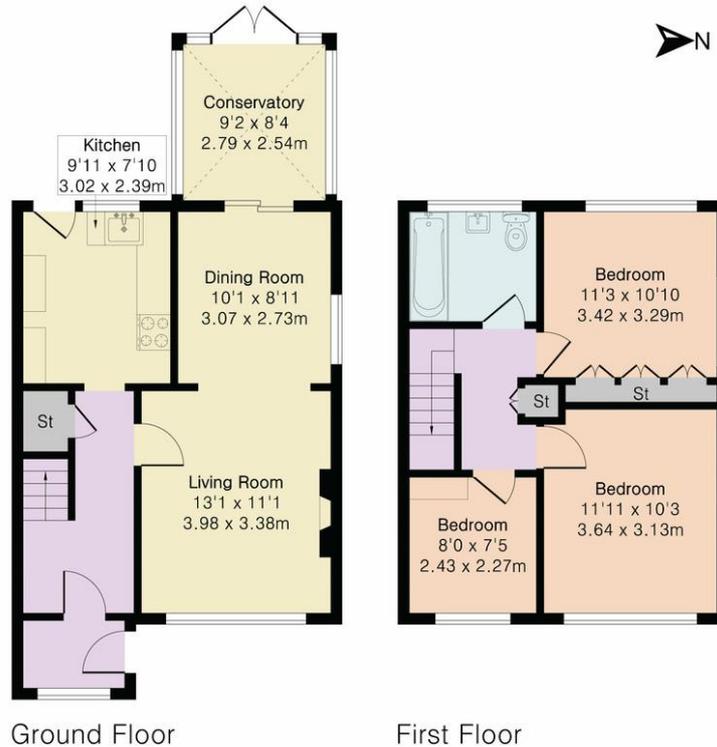


the floorplan...

Approximate Gross Internal Area 956 sq ft - 88 sq m

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 424 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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Upstairs, there are three bedrooms, including two comfortable doubles, along with a family bathroom and useful storage. While the property is in need of refurbishment, the proportions, layout and generous plot give it huge potential for anyone looking to update, redesign or invest.

Outside, the property benefits from a private garage, ideal for parking or additional storage, along with front and rear gardens that offer scope for landscaping or future improvements.

With its village setting, spacious gardens and clear potential, this home is well suited to first-time buyers, renovators or investors seeking a project in a desirable and well-connected location.

Tenure - Freehold
Council Tax Band C





Need a more complete picture? Get in touch with your local branch...

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