



North Grange
Clyst Heath
Exeter
EX2 7EY

Guide price:-
£235,000 - £240,000

In brief...

- AN BEAUTIFULLY PRESENTED GRADE II LISTED BUNGALOW
- WITH SPACIOUS 2 BEDROOM ACCOMMODATION
- IN A SUPERB WELL REGARDED LOCATION IN CLYST HEATH
- INCLUDES LARGE SITTING ROOM & FITTED KITCHEN
- TWO BEDROOMS, ONE EN-SUITE BATHROOM PLUS SHOWER ROOM
- TWO LEVEL PARKING SPACES VERY CLOSE-BY
- GAS CENTRAL HEATING AND SEALED UNIT DOUBLE GLAZING
- REF: DWE07494 - EPC = D - COUNCIL TAX BAND - D - FREEHOLD



In more detail....

A beautifully presented two bedroom bungalow forming part of this impressive Grade II listed building. The property provides well proportioned accommodation which includes a generous entrance hall leading to a light and spacious sitting room/dining room and a door from here leads to a very well fitted modern kitchen. An inner hallway provides access to the two bedrooms, both of them having very pleasant green outlooks and bedroom one also having a good ensuite bathroom. Also off the inner hall there is access to a good, separate shower room and w.c. There is sealed unit double glazing and Gas central heating. Outside there are extensive communal gardens and grounds and this property also has its own private parking for two cars

The location...

Clyst Heath is extremely well regarded and a stunning residential area, in a quiet part of Exeter with great local amenities and transport links. Originally built as a hospital in the 19th century, these ornate buildings were converted to residential accommodation in 1995, retaining the original facade and period features. The surrounding communal grounds are well maintained, with lawned gardens, neat hedgerows, and mature trees. The area is well appointed with Tesco Supermarket and Digby Retail Park less than a 5 minute drive away, and Exeter City Centre just 15 minutes by car. Digby and Sowton Train Station is within half a mile providing links to the city and beyond, while the M5 is just a 5 minute drive making it a perfect location for commuters

Room sizes

Entrance lobby:

Sitting Room:

14' 2" x 13' 7" (4.31m x 4.14m)

Kitchen:

7' 0" x 5' 8" (2.13m x 1.73m)

Inner hall:

Bedroom 1:

9' 9" x 9' 3" (2.97m x 2.82m)

En-suite:

6' 6" x 6' 0" (1.98m x 1.83m)

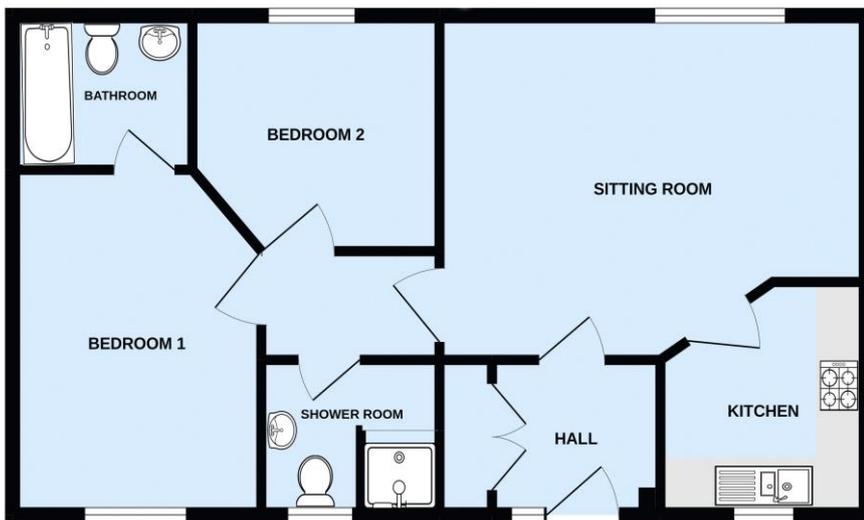
Bedroom 2:

9' 2" x 8' 8" (2.79m x 2.64m)

Parking for 2 cars:

Communal gardens and grounds:

Service charge for buildings insurance and communal grounds upkeep TBC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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