



12 South Grange



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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
- Council tax band – D
- Leasehold: 999 years from 1995
- Two double bedrooms
- Popular, quiet development
- Transport links nearby
- EPC – C

Guide Price £240,000

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.
Tenure: Leasehold: 999 years from 1995.

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 Heavtree Road. Stay on Heavtree 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 858 sq ft / 79.7 sq m
For identification only - Not to scale

First Floor

Bedroom 2
 3.78 x 2.59m
 12'5" x 8'6"

Bedroom 1
 4.42 x 3.78m
 14'6" x 12'5"

Sitting / Dining Room
 7.85 x 4.27m
 25'9" x 14'

Kitchen
 3.00 x 2.51m
 9'10" x 8'3"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2024. Produced for Stags. REF: 1154929



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		
(81-121)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	
EU Directive 2002/91/EC			

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