



6 Grainger Close

Exeter, EX2 5RL

A modernised and well maintained 3 bedroom chalet style semi-detached house in favoured residential area. The property comes with a modernised kitchen and bathroom, gas central heating & double glazing. The front garden is laid to lawn and a long driveway provides ample off road parking. A patio at the rear of the house leads onto an attractive, well established garden laid principally to lawn. This garden enjoys a good level of privacy and plenty of sunshine throughout the day. There is also side and rear extension potential subject to obtaining the necessary planning permission.

This lovely property enjoys the convenience of being close to some good schools and a nearby bus stop picks up a regular bus service to and from Heavitree and the city centre.

Exeter is one of the country's most famous Roman cities steeped in history with all the amenities and features of a modern day regional capital. Exeter International airport is five miles east of the city, and there are excellent rail and road links including the mainline services to London (Paddington and Waterloo), the Midlands and the north of England plus excellent motorway connections with the national network at junctions 29, 30 and 31 of the M5 reaching a wide range of destinations.

Guide Price £295,000

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- Entrance Porch
- Kitchen
- Gas Central Heating
- Ample Off Road Parking
- Entrance Hall
- 3 Bedrooms
- Double Glazing
- Lounge/Diner
- Shower Room
- Front & Rear Gardens

Entrance Porch

Bedroom 2

Entrance Hall

10'9" x 9'10" (3.28m x 3.00m)

Lounge/Diner

Bedroom 3

Lounge Area

9'9" x 6'6" (2.99m x 1.99m)

12'11" x 10'4" (3.96m x 3.15m)

Shower Room

Dining Area

7'2" x 6'5" (2.20m x 1.96m)

10'8" x 7'5" (3.27m x 2.27m)

Outside

Kitchen

Parking

10'9" x 7'4" (3.28m x 2.26m)

Lease Information

On The First Floor

Landing

Bedroom 1

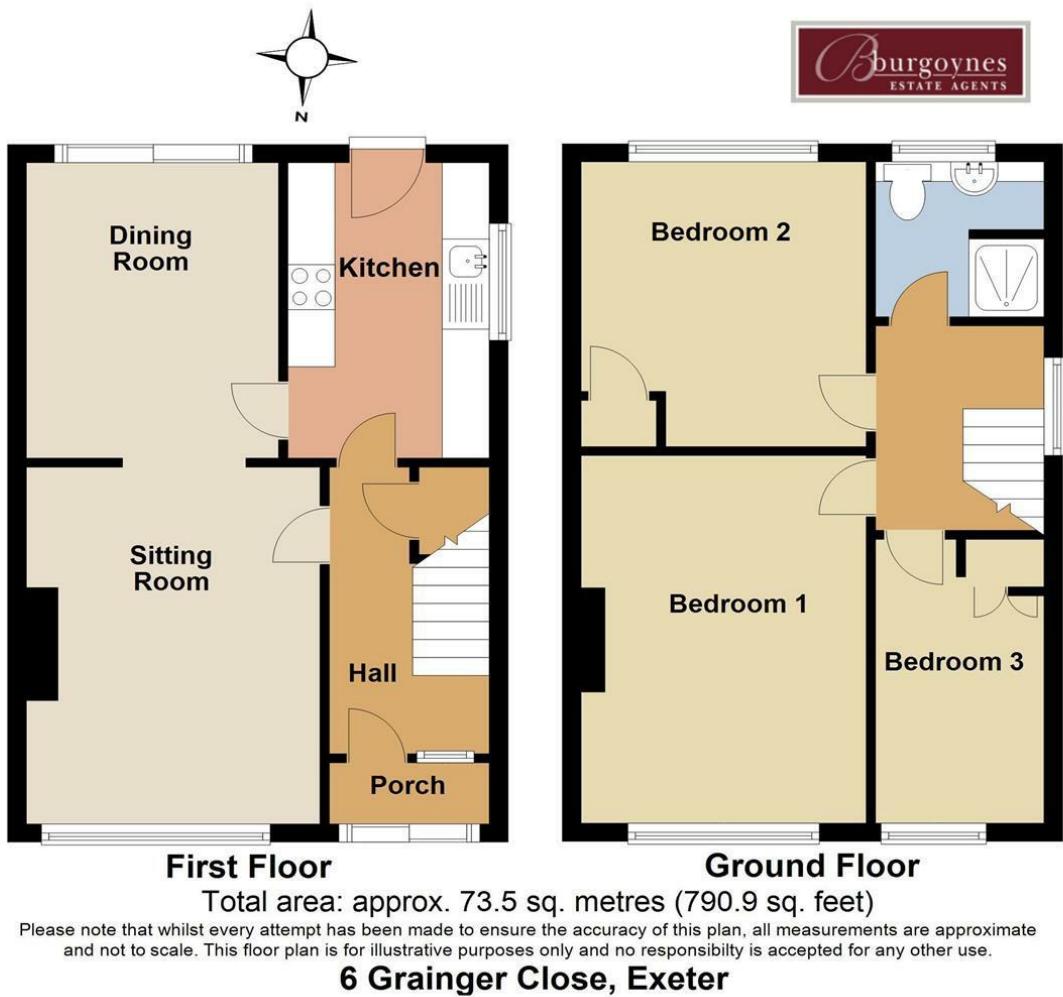
12'11" x 9'9" (3.94m x 2.99m)



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | |
|--|-------------------|
| | Current Potential |
| Very energy efficient - lower running costs (92 plus) A | 86 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 49 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-------------------|
| | Current Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC