



- A three bedroom link detached house in proximity of the city centre with garage and garden

A three bedroom link detached house, having the benefit of an integral garage and enclosed rear garden being mainly laid to lawn. The property has previously been utilised as a residential lettings investment and is now being sold with vacant possession upon completion with the existing tenants due to vacate on the 31st October

**Situated** The property is situated in a cul-de-sac location within the St James area of the city of Exeter, conveniently located for St James Park railway station and Heavitree Hospital.

**Viewing Arrangements**  
Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

**Ground Floor** Entrance porch, lounge/diner and kitchen.

**First Floor** Landing, three bedrooms and bathroom.

**Outside** Integral garage and on drive parking, enclosed rear garden being mainly laid to lawn.

**EPC Rating** D

