

LOT  
99

## 3 New Buildings, Well Street, Exeter EX4 6JD

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A charming two bedroom mid terrace character cottage, situated in a highly desirable and secluded pedestrian cul-de-sac location, within walking distance of Exeter city centre and permit parking available in Well Street. The cottage offers tremendous potential for further improvements, with perhaps the opportunity for upwards extension to the rear elevation, subject to any requisite consents, and/or formalisation of the existing lean-to kitchen and ground floor shower room. The cottage is accessed from the footpath and an enclosed front garden, with a further small garden area situated to the rear opposite the property.

### Situated

Well Street is conveniently situated for both local shops, supermarkets and Exeter city centre, offering a wide range of educational, shopping and recreational facilities catering for all age groups, along with mainline railway stations, Exeter airport and with excellent access to the M5/A30/A38 road networks.

### Ground Floor

Entrance porch, lounge/diner with wood burning stove, lean to kitchen and shower room.

### First Floor

Landing and two bedrooms.

### Outside

Enclosed front paved garden area, covered rear courtyard and a separate area of garden located immediately opposite the property.



### Viewings

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

### EPC Rating

F

### Council Tax Band

B

### Note

Suitable for cash purchasers only.