



## End Terrace Home

CHECK OUT this NO CHAIN 1970's end of Terrace Home, located on a quiet road in the village Clyst St. Mary only a short distance from the A30, Exeter and beyond. This property is in need of refurbishment with 3 bedrooms, bathroom, kitchen, sitting room and separate dining room, private garage and front & rear gardens making it an ideal FIRST HOME or INVESTMENT.

**17 Manor Park | Exeter | EX5 1BW**



thoroughly good property agents



PROPERTY TYPE

End Terrace House



SIZE

872 sq ft



LOCATION

Clyst St Mary



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden, Patio



EPC RATING

E (52)



COUNCIL TAX BAND

C



### in a nutshell...

- In Need of Refurbishment
- NO CHAIN
- Kitchen
- Front & Rear Gardens
- Lounge/Dining
- Bathroom
- Garage
- 3 Bedrooms
- Ideal First Home or Investment





## the details...

CHECK OUT this 1970's End of Terrace home with garage and front & rear gardens.

Located in the popular and conveniently located Village of Clyst St Mary, this property is surrounded by Countryside yet only 15 minutes from Exeter's city center.

In need of refurbishment, this property would make an ideal First Time Home or Investment.

The kitchen is separate from the main living space with direct access out onto the back garden. There is plenty of worktop space and storage, an integrated gas hob and electric oven and space for a microwave, fridge and washing machine.

The living area is made up of a large sitting room with an electric fireplace and separate dining room with sliding doors out to the rear garden.

The first floor has 3 bedrooms, two of which will fit at least a double bed. Bedroom 1 benefits from two large windows creating a bright and airy space and bedroom 2 overlooks the rear garden.

Outside the rear garden is a manageable size with a paved area and lawn. There garden is access directly from the dining room and the kitchen making it perfect for entertaining, BBQ's and alfresco dining. A single garage can be found to the right of the property.

This property is jam packed with potential and well worth a look!

Tenure: Freehold  
Council Tax Band C



## what the owner loves most...



# the floorplan...

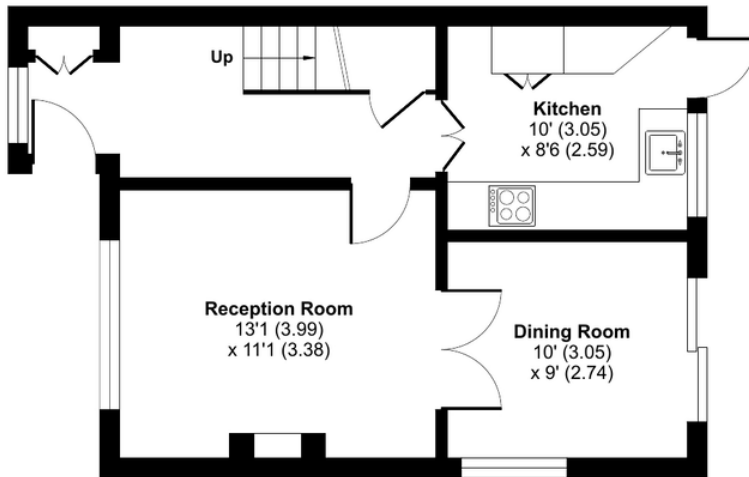
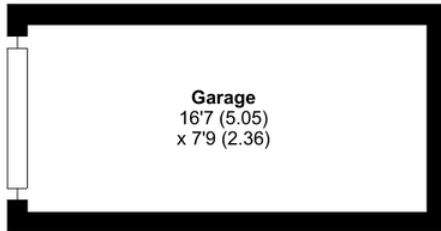
## Manor Park, Exeter, EX5

Approximate Area = 872 sq ft / 81 sq m

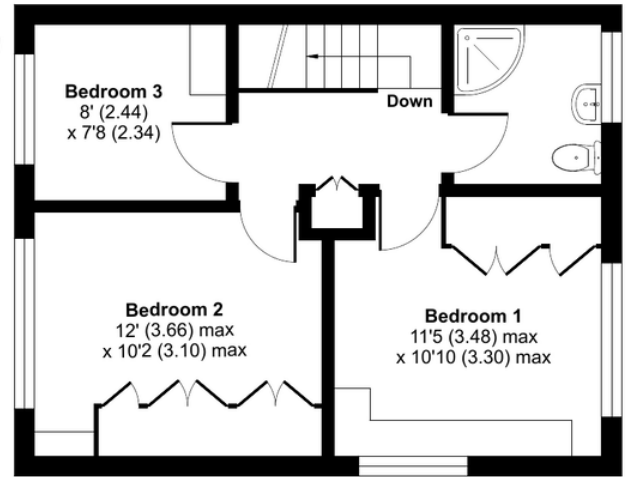
Garage = 131 sq ft / 12.2 sq m

Total = 1003 sq ft / 93.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1204238



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## the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

### Shopping

City centre: Exeter

Supermarket: Morrisons

### Relaxing

Beach: Exmouth 10.9 miles

Park: Arena Park 1.8 miles

Exeter Golf and Country Club: 4.8 miles

### Travel

Bus stop: Main Rd 0.3 miles

Train station

Main travel link: M5

Airport: Exeter

### Schools

Stoke Hill Junior School

Pinhoe Primary School

Exeter School

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 1BW**

## how to get there...





Need a more complete picture? Get in touch with your local branch...

Tel **01392 422500**  
Email [exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk)  
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