

# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

A single building plot with detailed planning consent for the construction of a spacious 3 bedroom detached bungalow

**229 EXWICK ROAD  
EXETER  
Devon**



An exceptional opportunity to construct an architect designed detached bungalow with an integral double garage approached by a private drive in a convenient location affording good access to the city centre.

**ALL ENQUIRIES**

Tel: 01392 201748  
Email: [commercial@drewpearce.co.uk](mailto:commercial@drewpearce.co.uk)

**drewpearce** 

Chartered Surveyors and Estate Agents

## SITUATION AND DESCRIPTION

The site is tucked away off Exwick Road itself so that it affords a good degree of privacy and seclusion. Exwick offers a range of local amenities and bus routes to the superbly redeveloped city centre which is little more than a mile away. The local area also offers beautiful walks along the River Exe and there is easy access to St Davids mainline railway station.

The proposed spacious detached bungalow has been attractively designed to take full advantage of the open aspect. The accommodation will extend to an excess of 1,400 sq ft and will include a reception hall, dual aspect living room, dining room, kitchen, master bedroom with ensuite bathroom, two further bedrooms and a family bathroom. In addition, there will be an integral double garage on the lower floor which will extend to a further 440 sq ft.

## PLANNING

Detailed planning consent was granted on 11 May 2005 (application number 05/0416/03) and full details can be found by visiting the Exeter City Council website [www.exeter.gov.uk](http://www.exeter.gov.uk). Drawings and plans are available from the agents on request.

## PRICE

£129,950 for the freehold of the above development opportunity subject to and with the benefit of a planning consent as stated above.

## SERVICES

We understand that all mains services are available. Purchasers are recommended to make their own enquires with the relevant service providers.

## TENURE

Freehold with vacant possession on completion.

## LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

## DIRECTIONS

From Exeter city centre proceed south over the Exe Bridges and take the third exit into Okehampton Street which then becomes Okehampton Road. At the traffic lights take right into Exwick Road proceed for approximately half a mile and go through the traffic lights at the junction with Fairhazel Drive. The driveway leading to the site will then be found after a short distance on the left handside. For those with satellite navigation enter the post code EX4 2AT.

Property Ref: 40-0027

## VIEWING

The site may be inspected by prior appointment. Further details are available from the agents for the attention of Mike Henderson.



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