

LOT
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Flat A, 23 Bonhay Road, Exeter EX4 4BP

*GUIDE PRICE £50,000–£75,000

A garden level studio flat conveniently situated for the city centre of Exeter, with a courtyard garden and additional communal garden area adjacent to the river.

DESCRIPTION

A garden level/basement studio apartment, with its own courtyard garden and use of communal gardens adjacent to the river, set back from Bonhay Road and conveniently situated for the cathedral city of Exeter town centre, St David's railway station, Exeter Quay and the Royal Devon & Exeter hospital. This property offers tremendous potential for reconfiguration of the existing accommodation and will doubtlessly appeal to residential lettings investors, commuters and owner occupiers looking for a convenient base in the city centre.

LOCATION

Bonhay Road is perfectly situated for commuters via St David's railway station, those looking for easy access to the city centre and with excellent links to the M5/A30/A38 road networks and in turn Exeter Airport. The cathedral city of Exeter is a vibrant and growing community, popular with students, shoppers and those working from the city centre itself.

ACCOMMODATION

Ground Floor Sitting room leading from french doors to the enclosed courtyard garden, kitchen, partitioned sleeping area and bathroom.

Outside Enclosed courtyard garden and storage facility, along with the use of the garden and the shared garden area opposite by the river.

EPC

Energy Efficiency Rating – TBC

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

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

General view of building

