



Fleming Way, Exeter, EX2

Offers In Excess Of £415,000

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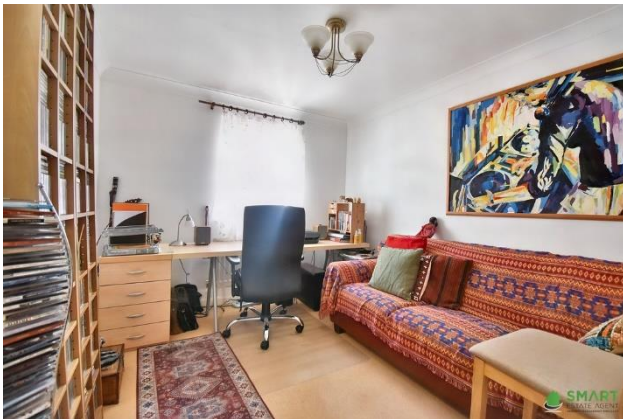
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- No onward chain
- Large townhouse in fantastic location
- 3/4 bedrooms
- Excellent condition
- Large modern kitchen with dining area
- Spacious sitting room
- Good size rear garden
- Garage and parking space
- Open green outlook over a park

A superb 3/4 bedroom townhouse in the sought after area of St Leonards, built by Bovis homes in 2002. It is sold with no ongoing chain. The house is in excellent condition, ready to move in, and benefits from a garage and additional parking. and a green outlook over a communal park.

17 Fleming Way is situated in a coveted area of St Leonards. The location gives easy access to the city centre, and to special areas of the town such as the quayside and Magdalen Street with its quaint selection of shops and restaurants. It is also near to the hospital, university and schools. With its outlook over a small park and children's playground it is an excellent choice as a family home. It has a garage and additional space for a second car.



The house is light and bright with good size rooms. It is in good condition, ready to move in, having been redecorated just a year ago. It is arranged over three floors and benefits from gas central heating and double glazing throughout.

Downstairs comprises a welcoming entrance hall, a downstairs reception room, a cloakroom, and a kitchen/diner giving access to the garden.

With the main reception room being on the first floor, the front room downstairs has variously been used as a dining room, a study, a playroom, or a fourth bedroom. It provides great flexibility to the overall accommodation.



The kitchen/diner is at the rear of the property and spans its whole width. The kitchen is spacious and modern with an abundance of worktop and cupboard space. It has an integrated fridge/freezer, double oven/8 ring cooker with extractor fan over, integrated dishwasher and plumbing for a washing machine. At one end of the room there is space for a table and chairs for dining. There is also backdoor access to the garden and to the garage.

The first floor has a large lounge, and a double bedroom. The latter has fitted wardrobes, and a juliet balcony with doors opening to a view over the park.

The living area is an impressive 13x14 ft, offering plenty of space for sizeable furniture. There are two double glazed windows keeping the room light and bright, and a wood and marble effect fireplace with an electric fire. Television ariel and telephone points.

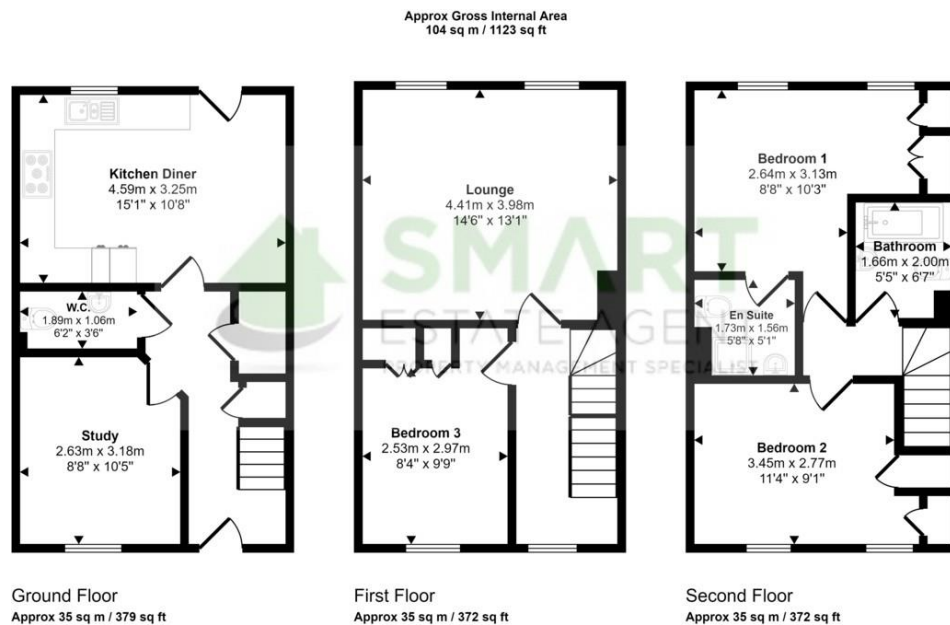
The family bathroom has a panel bath with a shower unit over and glass screen. Low level WC and pedestal basin. All bathroom furniture in white.

Moving outside, there is a level, easy to maintain garden with a patio for seating/barbecues, and a gravelled area with flower and shrub borders. A rear gate gives access to the garage. It has been boarded to give additional storage in the roof. There is space for a second car outside the garage, and further communal parking for visitors.

The house overlooks a communal park with a small play area for children, giving a feeling of open green space without the onus of upkeep.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

