



## 103 Gras Lawn

St Leonards, Exeter, EX2 4ST

A rare opportunity to acquire this very impressive 5 bedroom townhouse forming part of a highly sought after residential development in St Leonards with surrounding residents' communal green areas and a small children's play park nearby. The exceptionally large three storey property is quietly situated close to local amenities and just a 5-10 minute easy level walk to the Nuffield and the Royal Devon & Exeter hospitals. The city centre is about 20 minutes by foot and Exeter's vibrant maritime quayside is about 15 minutes. Riverside walks and cycle paths are also nearby for outdoor enthusiasts and dog walkers.

A regular bus service can be picked on Barrack Road leading to Topsham, Dawlish, Newton Abbot and Torquay with frequent service to and from the town

Perfect as a large family home or high end investment property for the rental market and early viewings recommended!

**Guide Price £600,000**

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- Superior Three Storey Townhouse
- Kitchen/Diner/Family Room, Utility Room
- Gas Central Heating & uPVC Double Glazing
- Well maintained Communal Grounds & Play Park
- Highly Sought After Area Close to Hospitals
- Ground Floor Cloakroom WC.
- Attractive Hard Landscaped Rear Garden
- Entrance Hall, Lounge, Dining Room
- 5 Bedrooms - 2 En-suites, Family Bathroom
- Extra Large Garage & Hardstanding

Entrance Hall

Cloakroom WC

Dining Room

21'10" x 11'10" (6.68m x 3.63m)

Kitchen/Breakfast Room

18'9" x 15'3" (5.74m x 4.65m)

Utility Room

9'4" x 5'1" (2.87m x 1.55m)

Landing

Lounge

19'3" x 16'6" (5.89m x 5.05m)

Bedroom 2

15'5" x 12'4" (4.70m x 3.78m)

En-Suite Shower Room

Bedroom 5

11'8" x 8'1" (3.56m x 2.48m)

Landing

Bedroom 1

15'5" x 13'6" (4.70m x 4.14m)

Walk-In Wardrobe

6'7" x 6'0" (2.01m x 1.83m)

En-Suite Bathroom

Bedroom 3

15'1" x 11'10" (4.62m x 3.63m)

Bedroom 4

11'6" x 8'9" (3.53m x 2.67m)

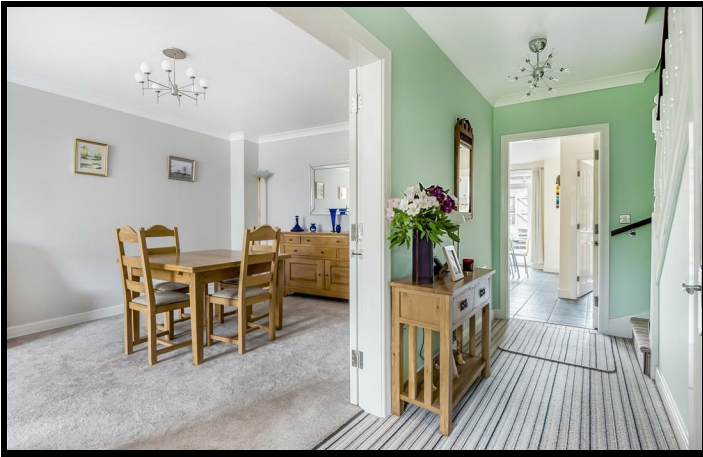
Bathroom

Estate Management Service Charge



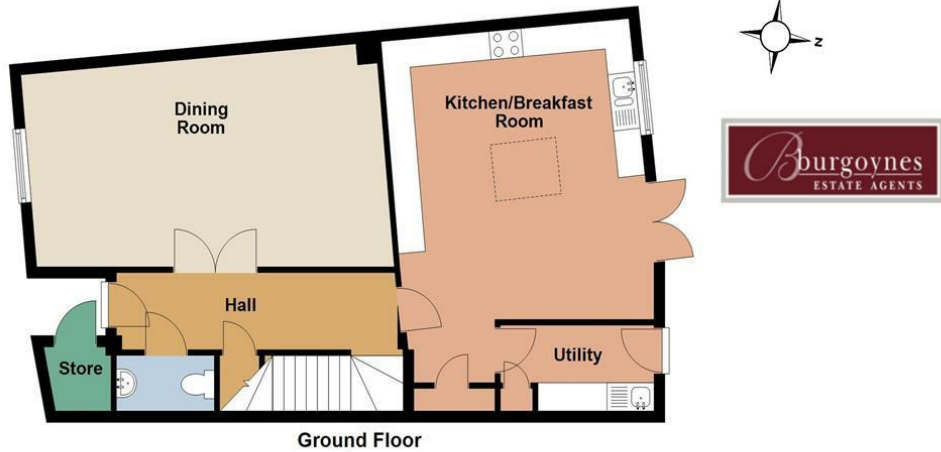
Directions



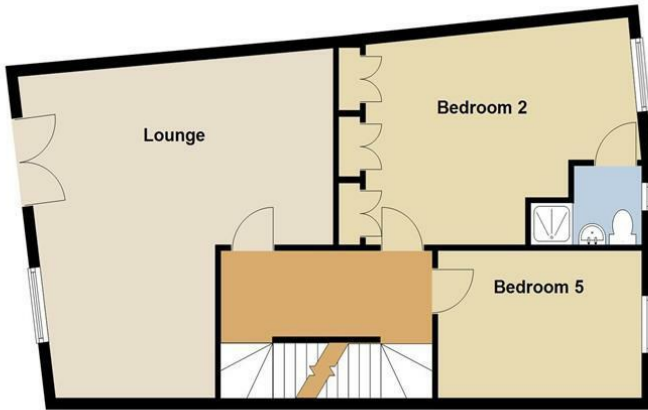




# Floor Plan



Ground Floor



First Floor



Second Floor

Total area: approx. 210.6 sq. metres (2266.6 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

103 Gras Lawn, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	