



TO LET

18 Mont Le Grand, Exeter, EX1 2PA

£500,000



*B*urgoynes
ESTATE AGENTS

- OVERLOOKING TREE COVERED GREEN
- Stylish Open-Plan Kitchen/Diner
- Study, Rear Lobby,
- Utility Room/Cloakroom WC
- Large Lounge (first floor)
- 3 Double Bedrooms, 2 Separate WC's
- Large Bath/Shower Room
- Gas Central Heating & uPVC Double Glazing
- Attractive Courtyard Garden (with side gate)
- Residents' On Street Permit Parking

They say there's nothing more important than location when it comes to buying a house and we couldn't think of a better spot for someone seeking a beautifully restored period town house in a favoured conservation area of Exeter within easy walking distance of local shops and the city centre. This substantial property, has generous bedroom and living accommodation spread over three storeys. The property is approached by the side of the house and as you step inside you will be impressed by the striking open-plan kitchen/diner which successfully addresses all the practicalities of modern day family life and sets the tone perfectly for the rest of the house. As you set about exploring, you will discover a stunning home which successfully combines traditional character with contemporary style and offers something to impress at every turn.

THE PROPERTY

An exciting opportunity to acquire this impressive 3 double bedroom end of terrace period residence quietly nestling in this highly sought after location of Mont Le Grand, a picturesque and prestigious address overlooking a striking residents' green with extensive tree cover. This shared outside space will improve air quality, offers habitats for wildlife, and a wonderful place to gather for recreation and social interaction fostering community pride and connections.

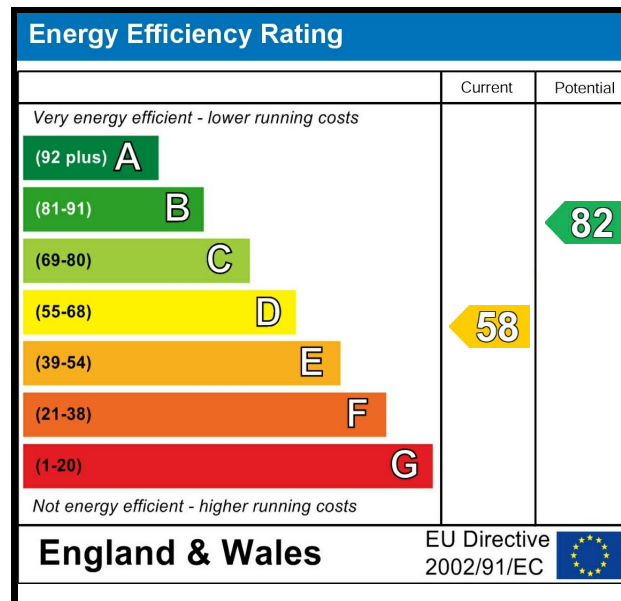
The spacious property has been lovingly refurbished and sympathetically modernised to create an inviting atmosphere with versatile and spacious accommodation spread over three storeys. Additional features include a ground floor study, three toilets (one on each floor), gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. The large first floor lounge overlooks the green providing a serene and leafy back drop to this elegant room. Furthermore, the master bedroom on the second floor commands panoramic views of the city and distant East Devon hills.

An attractive walled 'urban style' courtyard garden features a side entrance gate and walled shrub beds bringing splashes of colour. This charming outdoor space provides the

SITUATION

City Centre ½ mile, M5 Motorway 2½ miles, Honiton 17 miles, Taunton 28 miles, Exmouth 10 miles, Okehampton 22 miles, Torbay 19 miles, Plymouth 44 miles (approximate distances only)

Mont Le Grande is highly favoured residential area with a range of elegant period homes positioned around an attractive residents' green interspersed with trees. Residents' can also benefit from the convenience of being conveniently located within easy walking distance of the city centre, the Royal Devon and Exeter Hospital, Heavitree's comprehensive shopping parade and a variety of leading state and private schools including, Ladysmith, St. Michael's, Bramdean, Exeter School and The Maynard. Furthermore, the new Waitrose supermarket is also within easy walking distance and there is a Costcutter convenience store just around the corner. If you happen to be fitness enthusiasts, the Pyramids Leisure Centre with indoor swimming pool and Clifton Hill Sports Centre with dry ski slope and a golf driving range are both nearby (approximately 10 minutes by foot).



Directions

Travelling from the town centre proceed to the Paris Street roundabout and exit into Heavitree Road. Proceed up the hill passing the police station on your left and turn left at the traffic light junction into Gladstone Road. Continue beyond the turning for Waitrose to the end of this road and turn right into Polsloe Road. Continue forward beyond the turning for Regents Park and take the next turning on your left into Mont Le Grande. No.18 will be found down on the left hand side looking out across the resident's green. Council Tax Band: D

