



18 St. Leonards Avenue, Exeter, EX2 4DL  
Offers Over £375,000

  
FRANCIS LOUIS  
Residential

Welcome to this exquisite 2-bedroom period house located on the sought-after St. Leonards Avenue in Exeter. This stunning property boasts not only a prime location overlooking the Quay but also a wealth of charming features that are sure to captivate any potential homeowner.

As you step inside, you are greeted by two reception rooms, including a lounge/dining room adorned with two working wood burners, creating a cosy and inviting atmosphere perfect for relaxing or entertaining guests. The beautiful kitchen is a chef's delight, offering ample space to whip up culinary delights.

This charming house doesn't stop there - it also features a utility room, ideal for laundry and storage needs, as well as a modern shower room suite for added convenience. The property has been thoughtfully updated with a new roof,

ensuring peace of mind for the new owners.

One of the highlights of this property is the inviting courtyard garden, a tranquil oasis where you can unwind after a long day or enjoy al fresco dining in the warmer months. The house also boasts many original features, adding character and charm to this already delightful home.

Don't miss the opportunity to make this stunning period house your own and enjoy the best of Exeter living in a location that offers both beauty and convenience. Contact us today to arrange a viewing and take the first step towards owning your dream home on St. Leonards Avenue.



### **Vestibule**

Wooden door to the front aspect, door to the hallway,

### **Hallway**

Wooden floorboards, radiator, stairs to the first floor, door to,

### **Dining Room**

A sash window to the utility room, wooden floorboards, radiator, working wood burner, door to the kitchen, opens into the lounge.

### **Lounge**

A sash bay window to the front aspect, wooden floorboards, radiator, working wood burner.

### **Kitchen**

A range of matching hand made kitchen units with a wooden worktop, inset sink, space for oven, space for dishwasher, tiled floor, sash window to the rear aspect and utility, opening to the utility room,

### **Utility Room**

Double glazed door and window to the rear aspect, space for utilities such as a fridge/freezer, washing machine and dryer.

### **Landing**

Banister over stairs, radiator, loft access point, doors to,

### **Shower Room**

A walk in shower, two wash hand basins, a low level w/c, sash window to the rear aspect, radiator, heated towel rail.

### **Bedroom 2**

Sash window to the rear aspect, radiator, wooden floorboards,



## Bedroom 1

Bay sash window to the front aspect, radiator, wooden floorboards,

## Garden

A courtyard garden with mature plantings, secure rear access and a timber shed.

## Information

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, sellor(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.







Ground Floor



Floor 1

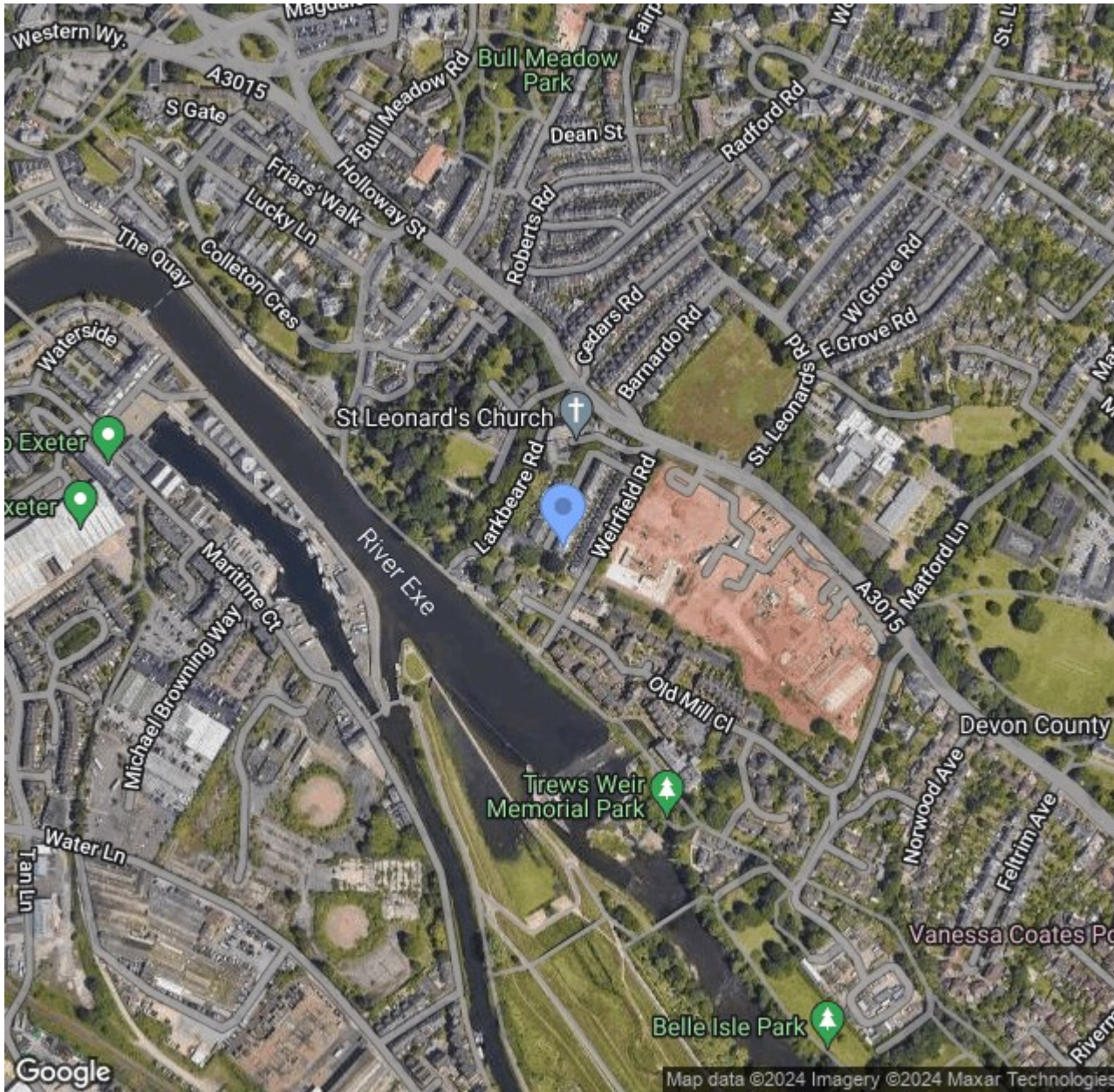
Approximate total area<sup>(1)</sup>  
810.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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