



FRANCIS LOUIS
Residential



Raleigh Road, Exeter, EX1 1TQ

Price Guide £240,000





Raleigh Road

Exeter, EX1 1TQ

- INVESTMENT PROPERTY
- CLOSE TO HOSPITAL
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/UTILITY
- ST. LEONARD'S LOCATION
- 1 BED, 2 BATH
- SHARE OF THE FREEHOLD
- LARGE GARDEN AREA

Welcome to this flat full of potential located in the sought-after St Leonard's area of Exeter. This delightful flat boasts 1 bedroom, 2 bathrooms, and 2 reception rooms, making it an ideal space for comfortable living. The second reception room can be made into another bedroom.

Situated conveniently close to the hospital and the St Luke's campus, this property offers not only a great location but both working professionals and students would want to live here. The house is off Magdalen Road, surrounded by lovely shops, adding to the convenience and charm of the area.

The property features a large garden patio, perfect for enjoying the outdoors and hosting gatherings with friends and family. The kitchen was renovated just 2 years ago, providing a modern and functional space for all your culinary adventures.

With a 4/9 share of the freehold, this property offers a unique investment opportunity for those looking to secure a piece of this desirable location. Additionally, the layout of 1 bedroom, 2 bathrooms, and 2 living rooms provides flexibility and potential for various living arrangements to suit your needs.

Don't miss out on the chance to own this lovely property in Exeter's St Leonard's area. Whether you're looking for a comfortable home or a promising investment, this house has much to offer. Book a viewing today and envision the possibilities that await in this space brimming with potential.



Hallway

Bright hallway with carpeted floor, leading to

Living Room

A spacious front room with lots of light coming through the bay window, with a period fireplace and radiator.

Master Bedroom

The master bedroom has doors out to the patio, a radiator and an en-suite.

Master En-suite

Sink basin, toilet, and enclosed shower.

Utility Space

Conveniently created utility room offers space for white goods, and storage. Renovated with kitchen 2 years ago.

Kitchen

Modern kitchen with sleek design, new amenities, and plenty of storage space.





Living space/bedroom 2

At the back of the flat is a living space which can be used as a second single bedroom, with a radiator, bathroom attached, and the main patio doors.

Bathroom

Sink basin, toilet, bath/shower and a radiator.

Garden

Patio leads to a large gravel north-west facing garden, which has rear access to the street, and an outdoor storage space.





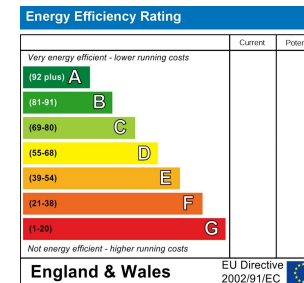
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.