



Connells

St. Leonards Avenue
Exeter

St. Leonards Avenue Exeter EX2 4DL



Property Description

A Charming 3-Bedroom Character Home in the Heart of St. Leonard's, Exeter. Situated in one of Exeter's most sought-after residential locations, this warm and inviting 3-bedroom property offers the perfect blend of period charm and modern comfort, including Victorian fireplace and wooden floors. This beautiful home is ideal for those seeking a tranquil lifestyle just moments from the city centre, riverside walks, and highly regarded local schools. Thoughtfully maintained, the accommodation is light-filled and well-proportioned throughout. The rear courtyard garden is a particular feature providing a private and peaceful oasis designed for easy maintenance, in a quiet, leafy setting.

Entrance Porch

Door to front. Door to...

Entrance Hall

Wooden floor.

Living Room

10' 5" exc bay x 11' 1" (3.17m exc bay x 3.38m)

Double glazed front aspect bay window, fireplace, shelving, ornate coved ceiling, wooden floor, wall mounted radiator.

Dining Room

10' 5" x 10' 4" (3.17m x 3.15m)

Built-in cupboards, shelving, under stairs storage, wall mounted radiator.

Kitchen

10' 4" x 8' 2" (3.15m x 2.49m)

Double glazed rear aspect window and door, wall and base units, work surfaces, Neff electric oven, Neff hob with extractor over, double sink unit, tiling, plumbing for dish washer, space for fridge freezer, tiled floor, spotlights.

Downstairs Bathroom

Double glazed rear aspect window, bath with mains shower over, low level toilet, wash hand basin with cupboard below, tiling, plumbing for washing machine, cupboard housing boiler, heated towel rail.

Landing

Storage cupboards, storage in boarded loft.

Bedroom 1

13' 4" to chimney x 10' 5" exc bay (4.06m to chimney x 3.17m exc bay)

Double glazed front aspect bay window, shelving and cupboards, wall mounted radiator.

Bedroom 2

10' 4" x 9' (3.15m x 2.74m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

8' 2" x 10' 4" (2.49m x 3.15m)

Double glazed rear aspect window, shelving, loft access, storage cupboards with shelving, wall mounted radiator.

Rear Garden

Paved garden with outside tap and shed, all enclosed by fencing and walls.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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8-9 South Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316829



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