

Flat 5, 155 Magdalen Road



Flat 5, 155 Magdalen Road

Exeter, EX2 4TT

City Centre 1 mile M5 (J29/J30) 2.5 miles

A beautifully presented 3 bedroom apartment enjoying views towards the Haldon Hills, with communal gardens and parking.

- Easy access to city centre
- Extending to over 1500 sq ft
- Spacious kitchen
- Walled communal gardens
- Council tax band D
- Superb views towards the Haldon Hills
- 3 bedrooms plus study/store
- Off-road parking space
- EPC Band D
- Share of Freehold

Guide Price £400,000

SITUATION

St Leonards is widely, and understandably, regarded as the most favoured residential area of the city. The property is within walking distance of the city centre, set along Magdalen Road and is conveniently positioned within walking distance of the local facilities, which are mainly independently owned shops and services, including greengrocers, wine shop and deli, as well as cafes, public houses and restaurants. The property is ideally situated for both local and public schooling. Exeter's city centre affords a fantastic range of amenities, including sporting and leisure facilities and a wealth of excellent shops and restaurants.

The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DESCRIPTION

155 Magdalen Road is a substantial Grade II* Listed Georgian townhouse, believed to date from circa 1810. The property is set back from the road with residents' parking to the front.



Flat 5 is split across the three upper floors with beautiful and well-proportioned accommodation extending to in excess of 1500 sq ft, whilst boasting a wealth of character, including high ceilings, attractive feature fireplaces and sash windows. The apartment enjoys a southerly outlook overlooking St Leonards towards the Haldon Hills in the distance, along with mature communal walled gardens to the rear.

ACCOMMODATION

Approached through the communal entrance door with remote entry system to the communal hallway with stairs to the first floor.

The front door opens through to an entrance with an attractive staircase with balustrades leading to the upper floors, along with steps to a storage room, which formerly has been used as a study. On the first half landing is a large bathroom with a separate cloakroom. The staircase continues to a landing with double doors opening to an inner hall with storage cupboard and door to the sitting room with feature fireplace and sash window enjoying the southerly view overlooking St Leonards towards the Haldon Hills in the distance. From here a door opens through to the kitchen, comprising an extensive array of units, including a central island unit, along with oak work surfaces, appliances, feature fireplace and window overlooking the rear. Completing this floor is a separate bedroom, again enjoying the views, although this could be used as a second reception room, if required.

The upper floor is approached from the central staircase which leads to the landing with two double bedrooms and cloakroom. The principal bedroom has an exposed brick wall with feature fireplace and window enjoying the southerly view, whilst the third bedroom has half panelled walls.

OUTSIDE

The property has an allocated parking space to the front whilst to the rear is a large, walled, mature communal garden, predominantly laid to lawn with a wide variety of mature trees and shrubs including fruit trees. There is also a communal shed and bike storage area and a useful pedestrian access onto Heavitree Road.

SERVICES

All mains services are connected.

TENURE

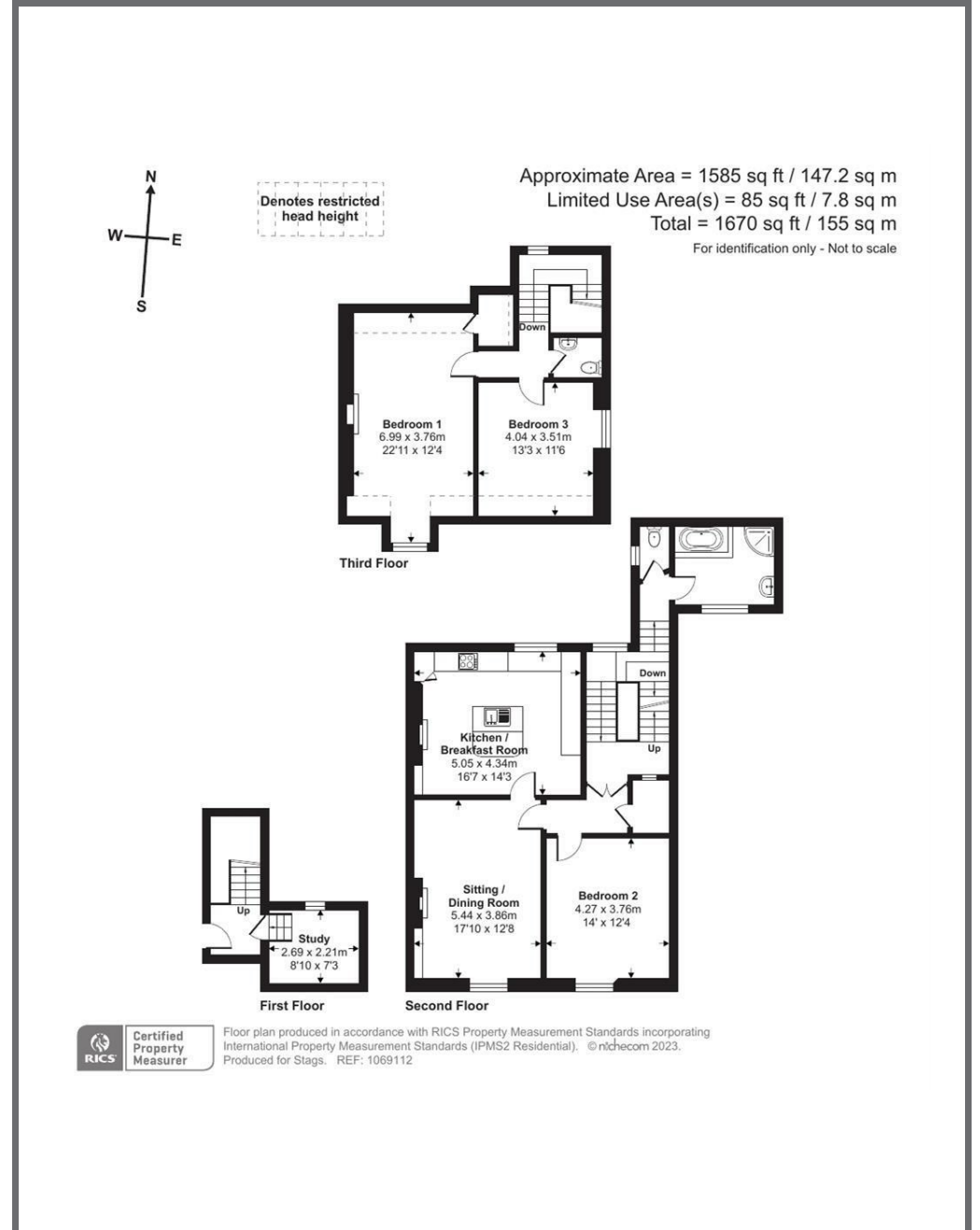
The property is sold with the benefit of a 999 year lease which commenced on 1st January 1988 with a proportionate share of the freehold. The combined maintenance/service charge to include buildings insurance and maintenance is £145 per calendar month.

DIRECTIONS

From Exeter city centre follow the ring road towards Exe Bridges and take the left turn into Magdalen Road, past the shops and the Mount Radford Pub on the corner, continue over the traffic lights and after a short distance the property will be found on the left hand side, identified by a Stags for sale board.



These particulars are a guide only and should not be relied upon for any purpose.



21/22 Southernhay West,
 Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	