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Flat 3 40 Magdalen Road



### SITUATION

Magdalen Road is situated in the heart of St Leonard's, widely and understandably, regarded as the most favoured residential area of the city. The apartment is within walking distance of mainly independently owned shops and services including a delicatessen, farm shop, award-winning fishmongers, grocer, boutique shops, convenience store, newsagent, public house, cafes and restaurants. Exeter's city centre boasts a wide range of sporting and leisure facilities, excellent dining, shopping, museum, theatre and sporting and recreational pursuits. The property is ideally situated for both local and public schooling. The Royal Devon & Exeter and Nuffield Hospitals are situated nearby. Exeter has two mainline railway stations to Paddington and Waterloo.

### DESCRIPTION

This spacious first floor apartment within an attractive Grade II Listed Georgian building is situated in the heart of St Leonards. This apartment features tall ceilings and generous sash windows with 1,035 sq ft of accommodation including 2 bedrooms, sitting room, kitchen, utility and shower room. The apartment has an allocated parking space and a private section of garden along the roadside.

### ACCOMMODATION

An open porch leads into a communal hall with stairs leading to the first floor. The generous entrance hall, finished in timber flooring, connects the apartments accommodation. The first room on the left is Bedroom 1 which has a rear aspect with a sash window, tall ceilings and fitted cupboards. Bedroom 2 is on the right of the hall, a front aspect sash window with timber shutters, and built-in cupboards. The spacious sitting room has a rear aspect with a sash window, tall ceilings, a built-in cupboard and exposed timber floors. The

kitchen has a side aspect with an array of matching base and wall units, range style cooker and an integrated dishwasher and fridge freezer. Off the kitchen is the utility housing the boiler and providing space and plumbing for a washing machine. The bathroom leads off the utility and is arranged with a shower cubicle, wc, basin and ladder style radiator.

### OUTSIDE

To the front of the building are communal grounds which incorporates a car park, planted flower beds and bin store. The section of lawn with a tree running alongside Magdalen Road is private to this apartment. The parking space to this apartment is adjacent to the bin store.

### SERVICES

All mains connected. Gas central heating.

### TENURE

Leasehold with a share of the Freehold. 999 year Lease from 2nd August 2006.

### DIRECTIONS

From the Weston Way roundabout head east on Heavitree Road then right at the traffic lights onto College Road. Proceed to the next set of traffic lights next to the Mount Radford pub. Turn left and the property is located on the right.

### INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01392 671598.

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Guide Price £280,000-300,000. A spacious first floor 2 bedroom apartment within an imposing Grade II Listed Georgian building including a parking space and private garden.

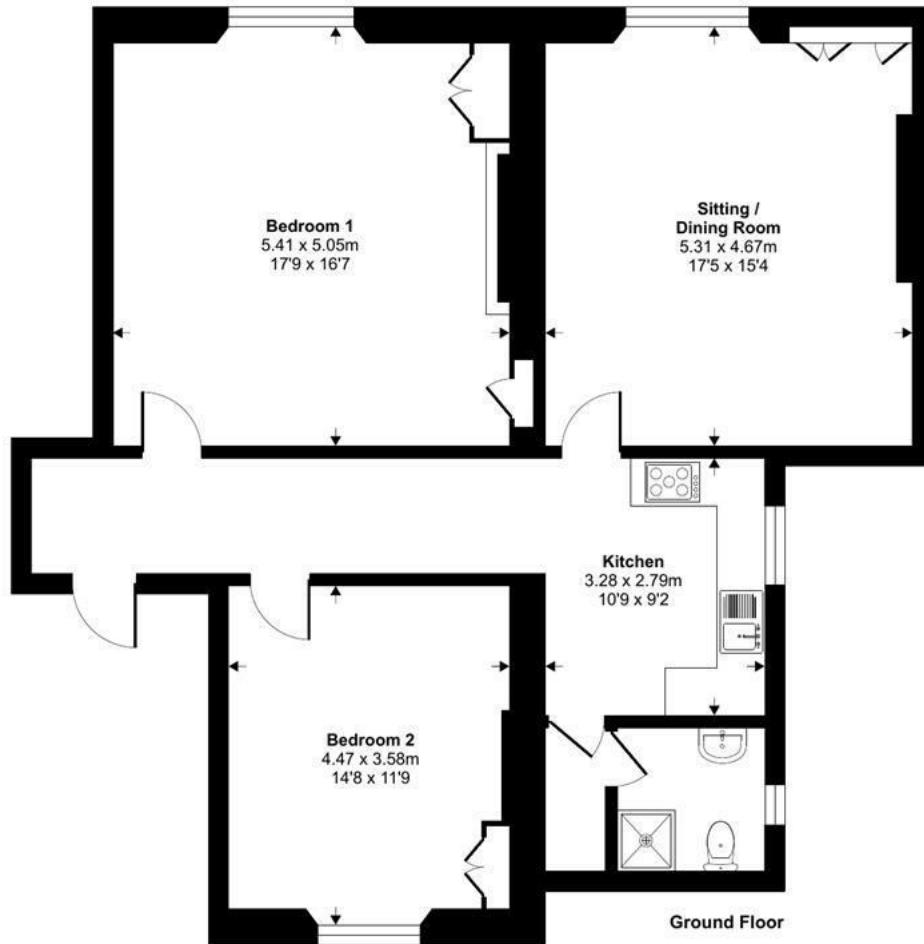
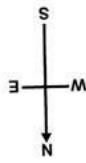
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- Sought-after residential area
- Grade II Listed Georgian Building
- 2 bedrooms
- 1,035 sq ft of accommodation
- Allocated parking space
- Private garden
- EPC: D
- Council Tax Band: B
- Leasehold with a share of Freehold

Guide Price £280,000

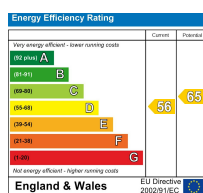


Approximate Area = 1035 sq ft / 96 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 839168

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