



HENSLEIGH DRIVE

ST LEONARDS, EXETER, EX2 4NZ



Robert Williams

SALES | LETTINGS | AUCTIONS

“A large detached former bungalow at the end of one of the City's prime cul de sacs in the heart of St Leonards”.



ST LEONARDS

EXETER, EX2 4NZ

This is a rarely available opportunity to acquire a good size residential home, in a prime conservation area cul de sac, within St Leonards, about a mile from the centre of the City.

Originally built as a traditional two bedroom bungalow the current owners have subsequently converted the loft to provide two further interconnecting first floor bedrooms, now providing flexible accommodation to suit a number of arrangements as preferred.

Now needing further updating there is also some potential to explore developing the property further, subject to the necessary permissions and consents.

With a large garden and good size overall footprint, together with a garage and off road parking.

Nearby Magdalen Road has an enviable parade of independent and boutique shops for all your daily and evening needs, including a farm shop cum butcher, delicatessen, bakery, local supermarket, coffee shop, newsagents, convenience store and a range of independent bars and restaurants.

Waitrose supermarket is very close by around 5 minutes in the car. The city centre itself is within walking distance with Cathedral Yard, John Lewis and Princesshay shopping centre.

Exeter's historic Quay with a range of eateries and pubs is a short stroll away and the River Exe with its water sports facilities and surrounding countryside are a short walk or bike ride from the property.





Exeter is uniquely placed to enjoy all that the surrounding area has to offer with Dartmoor and many miles of fantastic coastline being within easy reach.

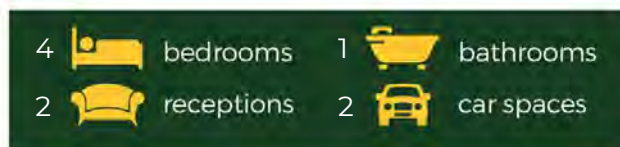
There are a variety of excellent state and private schools for both primary and secondary level in Exeter including: St Leonard's Primary School, Exeter School, Maynard's and the Cathedral School.

The M5 motorway network, providing links to London and the Midlands, is to the east of the city.

Exeter has two mainline railway stations, with Exeter St David's offering regular services to London Paddington in approximately 2 hours.

Exeter International Airport provides daily flights to London City Airport as well as a range of UK and international destinations.

Agents Note: To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers once any sale is agreed and check proof of funding. We use the services of a third party, Thirdfort an FCA registered company, who will contact you directly to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £20 including VAT for this (per person), payable direct to Robert Williams Estate Agents. Details will be provided. Please note, we are unable to issue a memorandum of sale until all the required mandatory checks are complete.





Gairloch, Hensleigh Drive, Exeter, EX2

Approximate Area = 1343 sq ft / 124.7 sq m

Limited Use Area(s) = 87 sq ft / 8 sq m

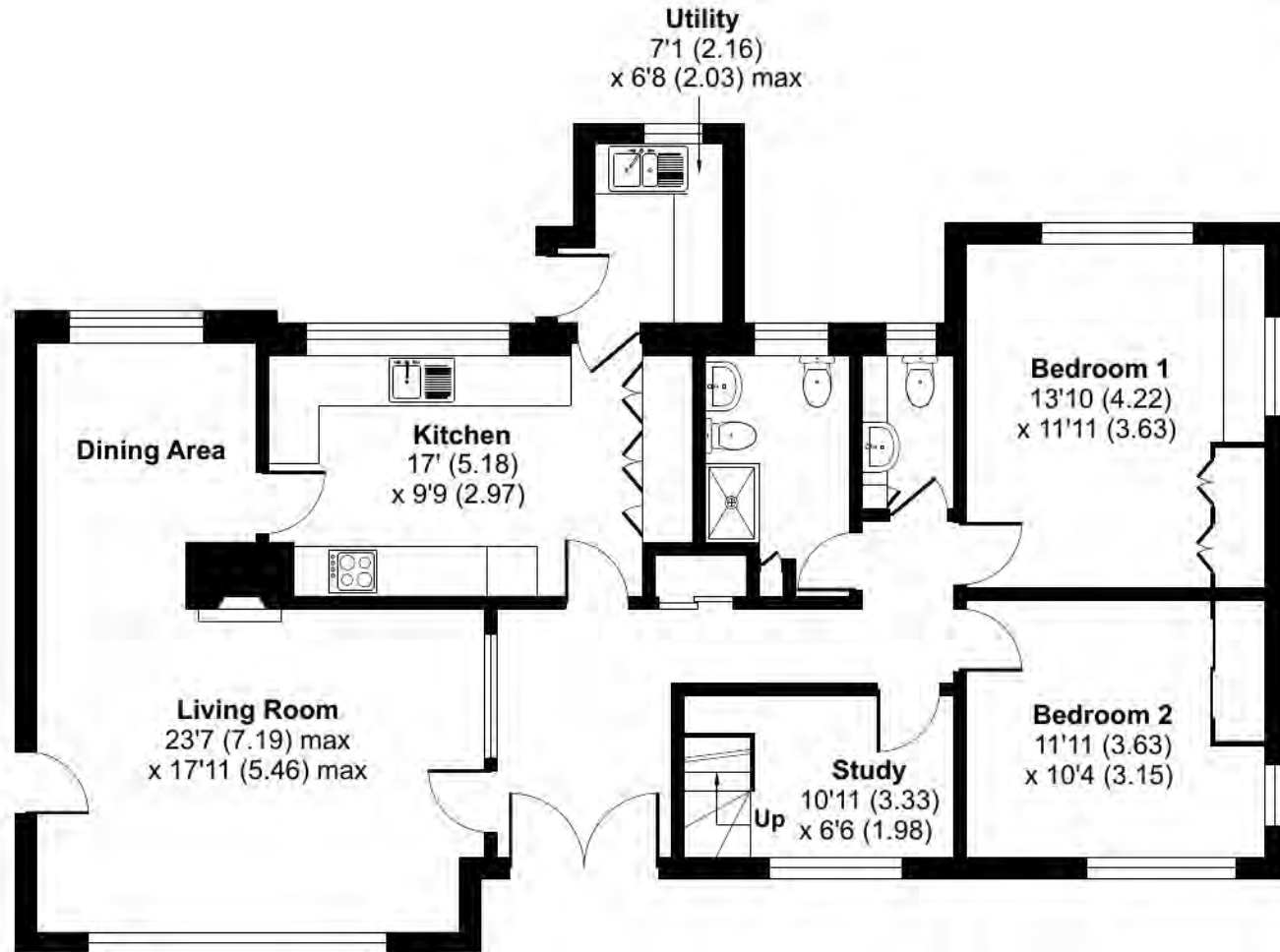
Garage = 139 sq ft / 12.9 sq m

Total = 1569 sq ft / 145.6 sq m

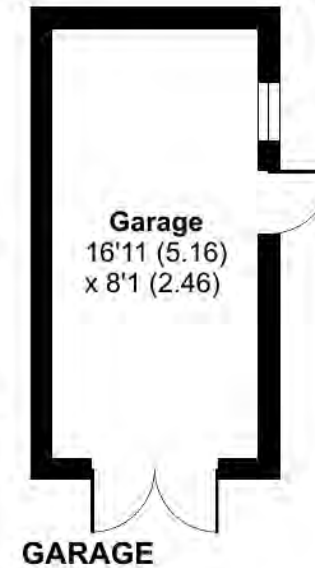
For identification only - Not to scale



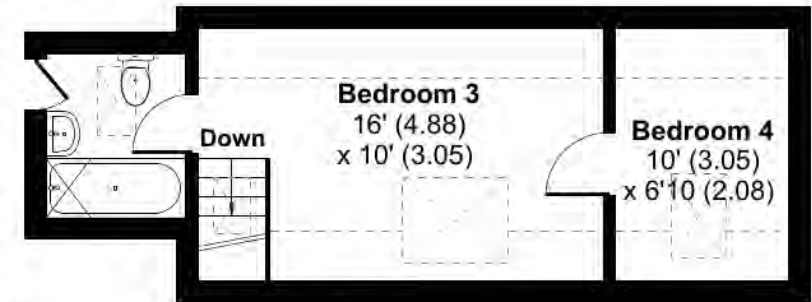
Denotes restricted head height



GROUND FLOOR



GARAGE



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Robert Williams Ltd. REF: 1054389





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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.