



# ATHELSTAN ROAD

EXETER, EX1 1SB



**Robert Williams**

SALES | LETTINGS | AUCTIONS



“Immaculately presented three bedroom period home offering modern living located in sought after St Leonards”.





# ATHELSTAN ROAD

EXETER, EX1 1SB

**A stunning three bedroom period terraced property offering modern spacious family accommodation in the sought after area of St Leonards.**

**The property has been refurbished and vastly improved by the current owner with every effort made to improve the energy efficiency, upgrades have included the installation of a new boiler/central heating system and the house is now double glazed throughout.**

**There are three bedrooms, the main bedroom with an en-suite shower room and a first floor bathroom. On the ground floor there are two well-proportioned reception rooms, downstairs WC plus a good-sized modern kitchen/diner with bi-folding doors opening on to the rear garden.**

**There is gas central heating and a low maintenance rear garden with gated access.**

**There is on street permit parking available to residents in this location.**

**The property is being sold with no ongoing chain.**

- **STUNNING PERIOD PROPERTY**
- **RENOVATED BY CURRENT OWNER**
- **DESIRABLE ST LEONARDS LOCATION**
- **NO ONWARD CHAIN.**

This modernised period home is located in the sought-after St Leonards area of Exeter where nearby Magdalen Road a village like hub has an enviable parade of independent and boutique shops for all your daily and evening needs, including a farm shop /butcher, delicatessen, bakery, local supermarket, coffee shops, newsagents, convenience store and a range of independent bars/ restaurants and Waitrose is also nearby .

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..

There are several highly regarded schools in the vicinity.





CHOOSE  
A HAPPY  
LIFE

OUR PURPOSE AND PASSION  
FOR A BETTER TOMORROW  
LIVES IN THE HERE.





## EXETER LOCATION

Exeter is uniquely placed to enjoy all that the surrounding area has to offer of urban and rural life 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.

## DIRECTIONS

From Western Way turn onto Magdalen Road towards the centre of St Leonards then first left onto Denmark Road.

Take the next left onto Barnfield Road and immediate right onto Athelstan Road where the property is located on the left hand side.



3		bedrooms	2		bathrooms
2		receptions	0		car spaces

**Local Authority:** Exeter Council

**Council Tax Band:** C

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D







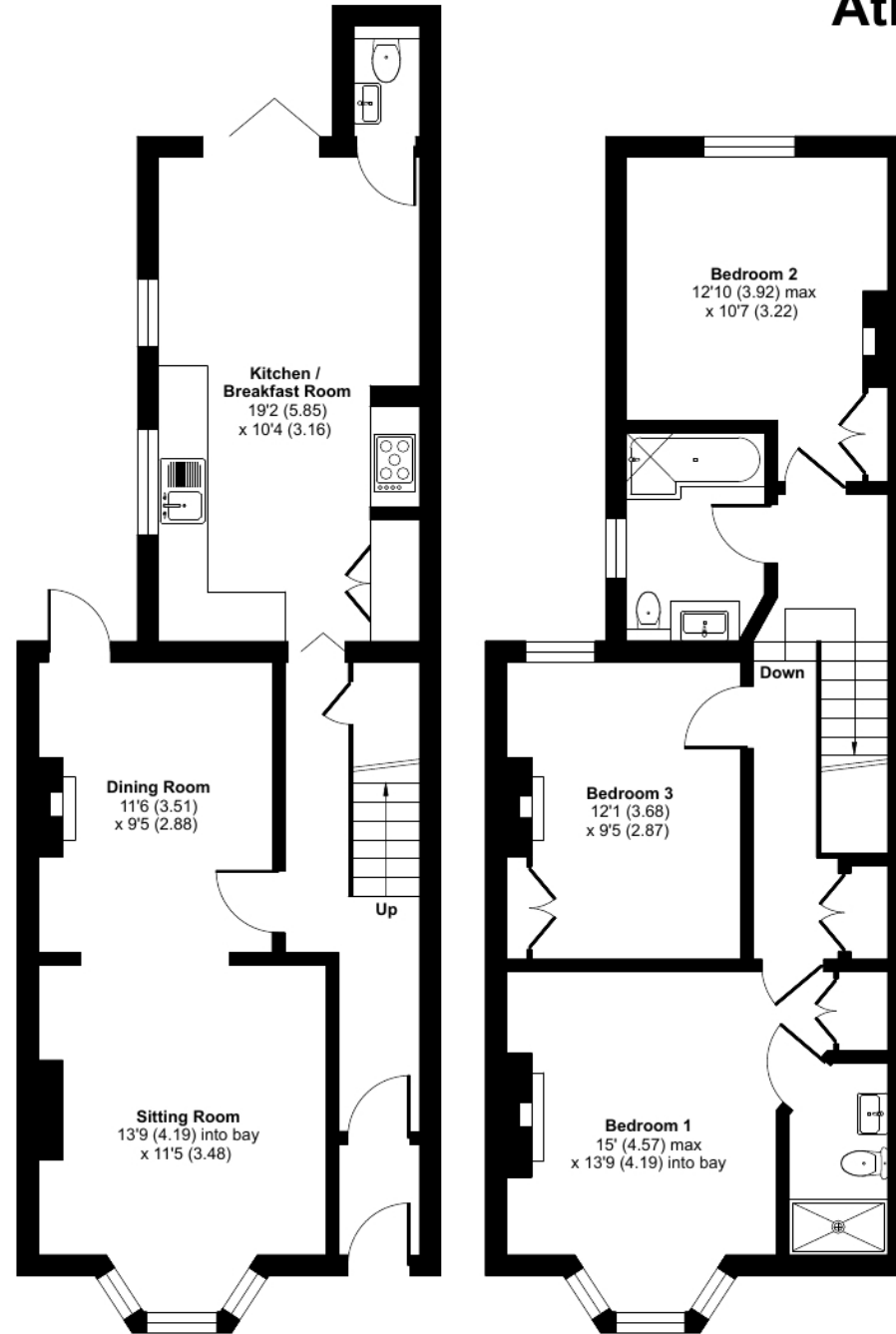




# Athelstan Road, Exeter, EX1

Approximate Area = 1160 sq ft / 107.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Robert Williams Ltd. REF: 1160161







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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.