



# PAVILION PLACE

EXETER, EX2 4HR



**Robert Williams**

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“ Immaculate two bedroom cottage in tucked away St Leonard's location with permissions for a roof terrace ”.



# Pavilion Place

EXETER, EX2 4HR

**Immaculately presented two bedroom period end terrace cottage situated in a very convenient location on the edge of Exeter city centre and the popular district of St Leonard's.**

## THE PROPERTY-

The property is located in a the quiet pedestrian section of Pavilion Place and offers delightful accommodation over two floors; there are two bedrooms and bathroom situated on the first floor.

On the ground floor is the kitchen with access through to the rear courtyard garden and the open plan living/dining area that also opens to the garden area.

## LOCATION-

Pavilion Place is extremely well located close to city centre and is within only moments of the Southernhay business district, the courts as well as excellent shopping facilities in Princesshay and the High Street. Local amenities in St Leonards are also within easy reach including the parade of independent shops in Magdalen Road, doctors and dentist surgeries, schools and hospitals. In addition the quayside and river are also close by where there are a wealth of leisure facilities as well as bars and restaurants.

2  bedrooms 1  bathrooms  
2  receptions 0  car spaces

**Local Authority:** Exeter Council

**Council Tax Band:** B

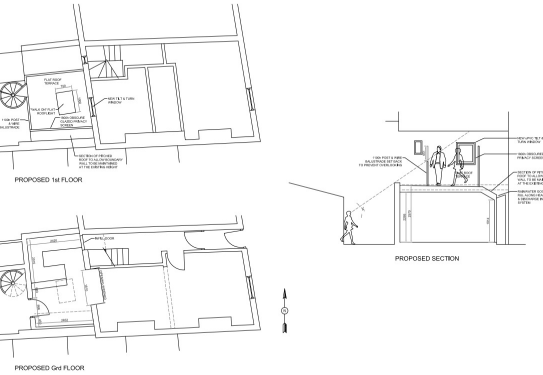
**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D





# 14 Pavilion Place

Approximate Gross Internal Area = 69.0 sq m / 740 sq ft

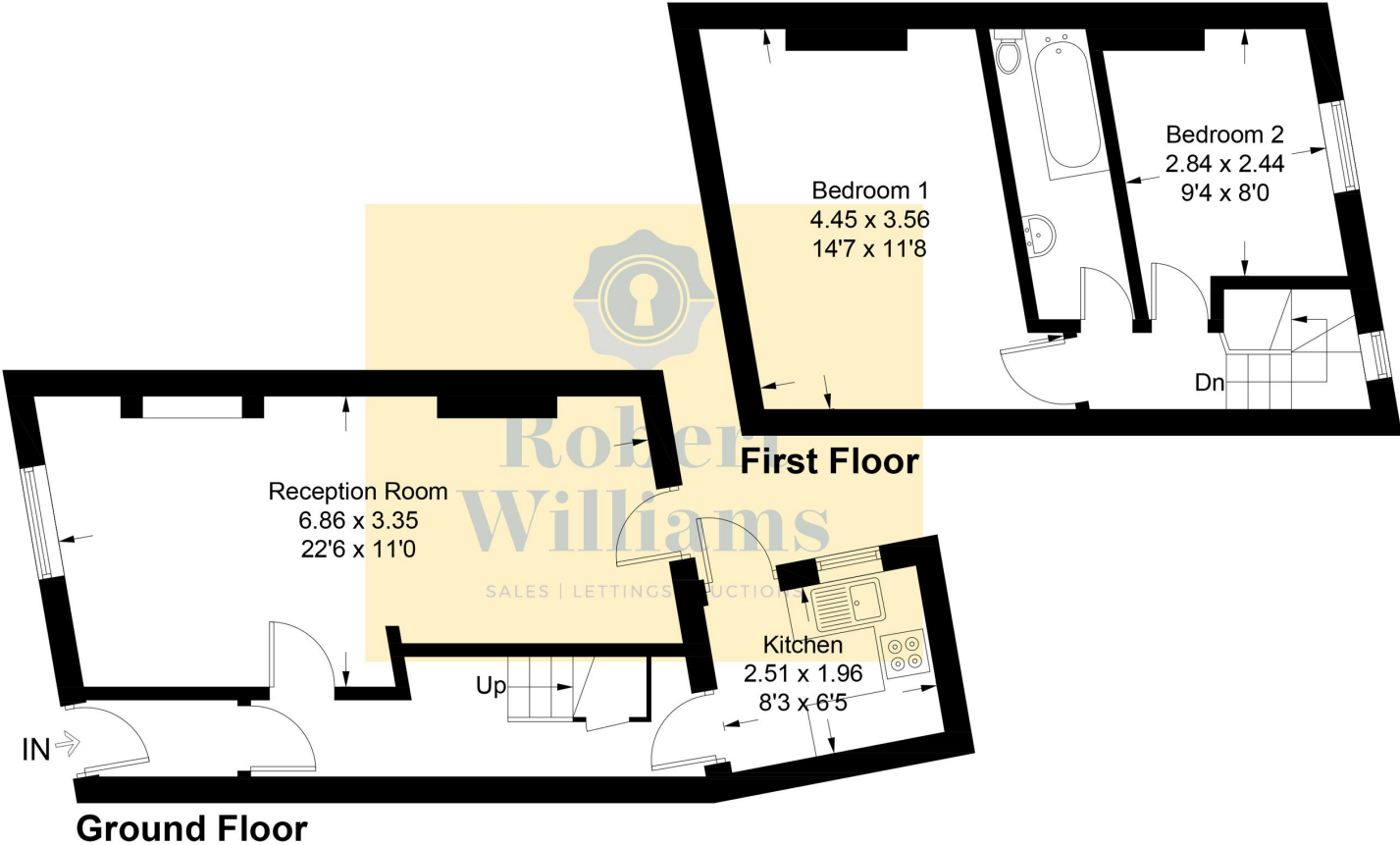


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108123)



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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.