



9 Penleonard Close, Exeter, Devon





An **impressive** four bedroom family home in the heart of desirable St. Leonard's.

Summary of accommodation

Ground Floor: Sitting room | Snug | Study | Dining room/family room | Kitchen | Cloakroom | Principal bedroom with en suite shower room

First Floor: Three bedrooms | Family bathroom

Outside: Garage | Garden

Distances

Exeter city centre 1.0 miles, Exeter St. David's station 2.3 miles (2 hours to London Paddington)

M5 (Jct 29) 2.5 miles, Exeter Airport 4.1 miles (1 hour to London City Airport)

(All distances and times are approximate)



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Location

St. Leonard's is one of the most prestigious addresses in Exeter and offers a unique city lifestyle living, being on the doorstep of the city centre and Magdalen Road and its parade of shops. The cathedral city of Exeter is less than a mile from the property and provides further shopping on the historic quayside with the nearby cities of Plymouth and Bristol offering more extensive choices.

The area has plenty of leisure activities to choose from such as tennis clubs, a walking group, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of the property.

Transport links are excellent and Exeter's four mainline train stations are all within two miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over five miles away, offering both local and international flights.

The region is well served by good private and state schools such as St Leonard's CofE Primary School, Wynstream School and St Michael's CofE Primary Academy, all rated 'Outstanding' by Ofsted. The world-renowned University of Exeter is also less than two miles away from the property.

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The property

This stylishly appointed detached family home has been extended and modernised to provide light, airy living accommodation in a highly desirable Exeter setting. The property features four bedrooms and flexible accommodation arranged over two floors, with elegant styling and high-quality fittings throughout.

On the ground floor there are up to four reception rooms, including the comfortable sitting room at the front with its woodburning stove and large bay window welcoming plenty of natural light.

The welcoming reception hall provides access to further living and entertaining space towards the rear, including the snug and the home study area with its glass roof.



The heart of the home is the 26ft, open-plan family room and dining room across the back of the house. It has skylights overhead and two sets of bi-fold doors opening onto the garden and is an ideal space in which to relax or entertain. The kitchen is connected in a semi open-plan layout, with its sleek, stylish fitted units, integrated appliances and range cooker.

There is one double bedroom on the ground floor, featuring an en suite shower room. The first floor provides a further three well-presented double bedrooms, as well as a family bathroom with a separate shower unit.



Garden and grounds

At the front of the property, the gravel driveway provides parking space and access to the integrated garage for further parking or storage space. A second driveway to the other side of the front garden also offers further off-street parking. The front garden has an area of lawn with various established shrubs and hedgerows, while at the rear, the garden includes a further area of lawn with shrubs borders, enclosed by high timber fencing and walls. The garden also has a storage shed and an area of timber decking across the back of the house, which is ideal for al fresco dining.

Services

xxx

Directions

Postcode: EX2 4NY

what3words: ///starts.island.else



Property information

Tenure: Freehold
Local Authority: Exeter City Council
Council Tax: Band G
EPC Rating: ???
Guide Price: £000,000

Approximate Gross Internal Floor Area
 201.5 sq.m. (2169 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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