



East of 
ESTATE AGENTS

Gras Lawn

St Leonards, Exeter OIRO £515,000

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A stunning four-bedroom terraced townhouse in the highly sought-after Gras Lawn. Offering stylish living with a modern kitchen/dining area, bright lounge, principal bedroom with en-suite, three further bedrooms, enclosed rear garden, garage and parking. Perfectly positioned close to Exeter city centre, RD&E Hospital and the shops and restaurants on Magdalen Road.

Four Bedrooms | Bedroom One En-suite | Modern Kitchen/Dining Room with Direct Garden Access | Spacious First Floor Sitting Room | Downstairs Cloakroom | Private Enclosed Rear Garden | Short Walk to RE&E Hospital & Magdalen Road | Integral Garage and Driveway Parking |

DESCRIPTION

On entering this lovely three storey town house you are greeted by a welcoming hallway that provides access through to the modern fitted kitchen/dining room. This bright and spacious room features ample wall and base units, integrated appliances, and generous space for a dining table. French doors open directly onto the private rear garden, creating an ideal setting for family meals or entertaining. The ground floor also has a convenient downstairs cloakroom and access to the integral garage that offers secure parking or useful storage.

Moving upstairs to the first floor, the light filled sitting room is located to the front of the property, with its elevated outlook over the attractive development. The French Doors open out giving access onto the balcony, that overlooks the pretty neighbouring green, an ideal place to sit and watch the world go by. This reception room is perfect for relaxing or socialising. To the rear of the property is a well-proportioned principal bedroom with large built in wardrobes and a stylish en-suite shower room. On the second floor three further bedrooms can be found and are served by a modern family bathroom fitted with a white suite including bath, shower, WC, and wash basin.



GARDEN AND GROUNDS

To the rear, the property enjoys a private enclosed garden, with a patio and newly fitted deck area perfect for outdoor dining. To the front is driveway parking leading to the integral garage.

To the front of the property is a shared green space that can be used by those in the surrounding properties.

SITUATION

The property enjoys excellent access to a range of amenities and key destinations. The Royal Devon & Exeter Hospital (RD&E) is within easy walking distance, making this an ideal location for medical professionals or those seeking proximity to healthcare facilities. The city centre, Exeter Quay, and the shops, cafés, and restaurants of Magdalen Road are all nearby, offering a vibrant mix of independent boutiques and dining options.

Families are particularly well served by outstanding local schooling, including St Leonard's Primary School, The Maynard School, and Exeter School, all within close reach. For commuters, Exeter's main rail stations provide convenient links to London, Bristol, and the South West, while major road networks such as the M5 and A30 are easily accessible.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: E

Council: Exeter City Council

Parking: Driveway, Garage and On Street Permit

Parking

Electricity: Mains

Gas: Mains

Heating: Mains

Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre Broadband with up to 1600mbps download and 115 mbps download.

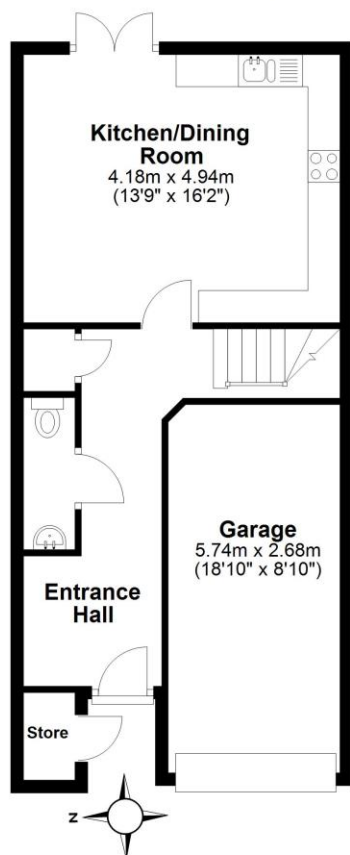
Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone
Community 'Green Fee' – Approximately £500 pa



Ground Floor

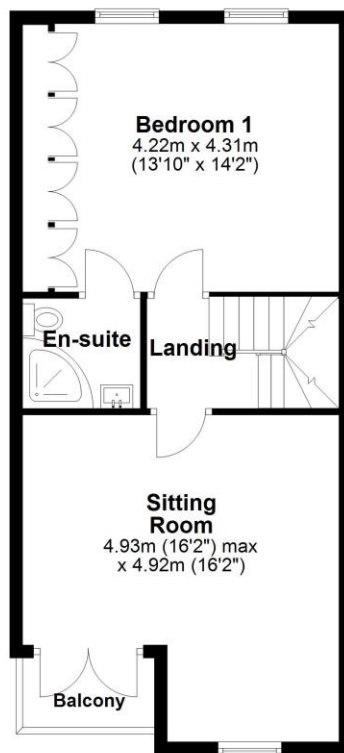
Main area: approx. 36.2 sq. metres (389.7 sq. feet)

Plus garages, approx. 16.4 sq. metres (177.1 sq. feet)



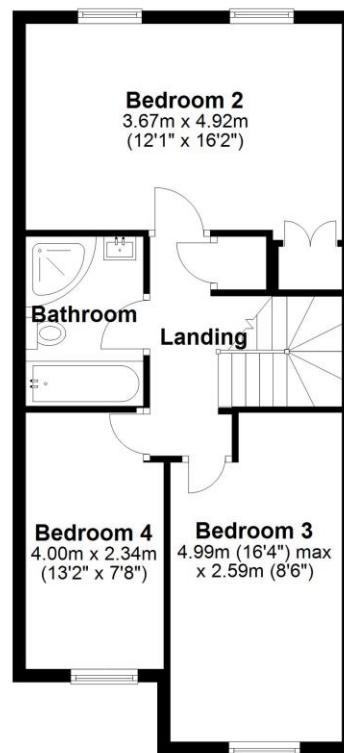
First Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



Second Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



Main area: Approx. 141.4 sq. metres (1521.7 sq. feet)

Plus garages, approx. 16.4 sq. metres (177.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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