

18 Fleming Way, St Leonards, Exeter, EX2 4SE



A superb end terrace townhouse with flexible accommodation situated in the much sought after Wellingtonia Park area of Exeter, on the edge of St. Leonards and with excellent access to the hospital, city centre, Exeter quay and some of Exeter's finest schools. The property is sold with no onward chain and the spacious accommodation comprises an entrance hallway, large kitchen/breakfast room, conservatory. Separate lounge and ground floor WC. The first floor features two double bedrooms and on the second floor there are two further double bedrooms, the principle room with an en suite and there is the family bathroom. The property benefits from a corner plot garden with rear gate and a single garage adjacent to the house with courtesy door from the garden.

Offers in the Region of £450,000 Freehold DCX01613

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hallway

High quality solid wood flooring. Stairs rising to the first floor. Under stairs storage cupboard. Further cupboard also housing the water tank. Panelled wood doors open to:

Cloakroom

White suite comprising a pedestal wash hand basin and low level WC. Attractive part tiled walls and solid wood flooring. Radiator.

Lounge 10' 4" x 8' 7" (3.15m x 2.62m)

Double glazed window enjoying a pleasant open outlook over the green to the front. Television point, solid wood flooring. Radiator.



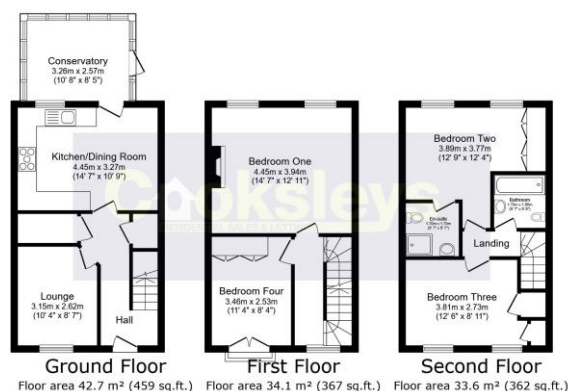
Kitchen/Diner 14' 7" x 10' 9" (4.45m x 3.27m)

A lovely sized room comprising a 1 1/2 bowl stainless steel sink unit and drainer with mixer tap, set into a roll edged wok surface with storage units beneath. Further roll edge work surfaces with matching base units and drawers under. Range of wall units. Pull out larder system. Integrated appliances include a high quality range style cooker with 7 burner gas hob over with stainless steel extractor canopy. Dishwasher, upright fridge/freezer and washing machine. There is also plenty of space for a dining table and chairs. solid wood flooring. Radiator. Rear aspect double glazed window. Part double glazed door opens to the:



Conservatory 10' 8" x 8' 5" (3.26m x 2.57m)

A high quality, spacious extra room with double glazed windows overlooking the gardens. Part double glazed door leading outside. Power points. Attractive tiled flooring.



First Floor Landing

Approached via a turning staircase with exposed balustrades. Double glazed window to the front aspect enjoying an outlook over the green opposite. Radiator. Panelled wood doors open to:

TOTAL: 110.4 m² (1,188 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any tiled floor areas), coverings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.propertybox.co.uk

Bedroom One 14' 7" x 12' 11" (4.45m x 3.94m)

A lovely light, bright, spacious room with two double glazed windows enjoying an outlook over to the rear. Marble fireplace surround and hearth with decorative wood surround and mantelpiece, electric coal effect fire. Two radiators. Telephone and television points.



Bedroom Four 11' 4" x 8' 4" (3.46m x 2.53m)

A good sized double bedroom with double glazed double doors opening to a Juliet balcony with an outlook over the green to the front. Radiator. Built in triple wardrobe with hanging rails and shelving.



Bedroom Two 12' 9" x 12' 4" (3.89m x 3.77m)

A lovely double room with two double glazed windows enjoying an open outlook to the rear. Fitted triple wardrobe with hanging rail and shelving. Radiator. Door opening to:



En-suite

Comprising pedestal wash hand basin and low level WC. Tiled shower cubicle with wall mounted shower unit with glazed screen. Electric shaver point. Fully tiled walls. Radiator.



Bedroom Three 12' 6" x 8' 11" (3.81m x 2.73m)

A further double bedroom with two double glazed windows to the front aspect enjoying views over the green opposite. Built in single wardrobe with hanging rail and shelf. Further deep built in over stairs cupboard with shelf. Radiator.

Bathroom

A white suite comprising a pedestal wash basin, low level WC, panelled bath with wall mounted shower unit. Fully tiled walls.



Outside

The property is approached by a paved path to the entrance door. There is an area of stone chippings to the front with hedged boundary and railings. To the rear the garden is a lovely feature of the property and enjoys a corner plot, laid to brick paving with raised flower and shrub borders and offers a high degree of seclusion and privacy. There is a storage shed on a gravelled area and a rear gate which accesses the driveway providing off road parking for one vehicle



Garage

With remote controlled up and over door. Power and light. Eaves storage space. Part glazed side courtesy door opening to the garden

Agents Note

The vendor advises there is a annual charge of approximately £180 per annum for the upkeep of the communal areas.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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