

## 126 Gras Lawn, St Leonards Exeter, EX2 4SA



A beautifully presented four bedroom end of terrace property situated in a prime St Leonards location close to the RD&E and Nuffield hospitals, Schools, County hall and with good access to the city centre and bus routes. With accommodation spread over three floors comprising entrance porch, entrance hall, cloakroom, open plan kitchen/ dining room, lounge, four bedrooms, master with ensuite shower room, family bathroom, enclosed south facing rear garden, garage, and off-road parking. No onward chain

**Guide Price of £510,000    Freehold    DCX02233**



# 126 Gras Lawn, St Leonards, Exeter, EX2 4SA

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 Porch

Access via uPVC double glazed front door with quarry tiled flooring and storage cupboard. Access to entrance hall via part glazed front door.

### Entrance Hall

With doors to kitchen, cloakroom, garage and storage cupboard. Staircase to first floor landing, wood effect flooring, telephone point, cove ceiling, dado rail and radiator.

### Kitchen/ Dining Room 16' 0" x 13' 9" (4.876m x 4.193m)

Rear aspect uPVC double glazed window and uPVC double glazed French doors leading out to the rear garden. Fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated fridge, freezer, dishwasher, electric double oven and gas hob with extractor fan above. Washing machine, further appliance space, concealed wall mounted boiler, tiled flooring, Television point and radiator.



### Cloakroom

Low level WC, Pedestal wash hand basin, tiled splashback, extractor fan and radiator.

### First Floor Landing

With doors to Lounge and bedroom one, turning staircase to second floor and radiator.

### Lounge 16' 2" x 16' 1" (4.923m x 4.913m)

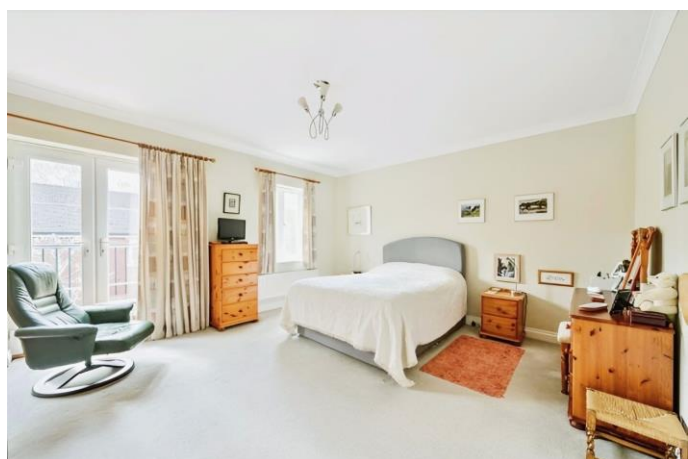
Front aspect uPVC double glazed window and front aspect uPVC French doors leading to balcony. Feature fireplace with wooden mantle, television point, telephone point, cove ceiling and two radiators.





### **Bedroom One 14' 2" x 13' 9" (4.330m x 4.194m)**

Rear aspect uPVC double glazed window with view over the rear garden and rear aspect uPVC French doors to Juliette balcony. Television point. Floor to ceiling wardrobes with hanging space and shelving, cove ceiling and radiator. Door through to ensuite shower room.



### **Ensuite Shower Room**

Side aspect frosted uPVC double glazed window. Three piece suite comprising fully tiled enclosed shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, shaving point and heated towel rail. Illuminated mirror and mirrored cabinet.



### **Second Floor Landing**

With doors to bedroom two, bedroom three, bedroom four, family bathroom, storage cupboard housing high pressure water system and radiator.

### **Bedroom Two 12' 7" x 12' 0" (3.838m x 3.670m)**

Twin rear aspect uPVC double glazed windows. Floor to ceiling wardrobes with hanging space and shelving, radiator and door through to the dressing room. Television point.



### **Dressing Room**

Plumbing ready to create Ensuite, extractor fan and radiator.

### **Bedroom Three 16' 4" x 8' 6" (4.968m x 2.591m)**

Front aspect uPVC double glazed window. Access to loft void above and radiator.

### **Bedroom Four/Study 11' 11" x 7' 4" (3.622m x 2.242m)**

Front aspect uPVC double glazed window. Radiator.





