

72 Athelstan Road, St Leonards, Exeter, EX1 1SB



A four bedroom period terraced property offering spacious family accommodation in the sought after area of St Leonards. The property has just been completely refurbished by the current owners whilst retaining many of the original features. There are four double bedrooms, master bedroom with an en-suite and a first floor bathroom. On the ground floor there are two well-proportioned reception rooms, plus a good-sized breakfast room and kitchen. There is gas central heating, most windows are double glazed and a sun-trap garden to the rear designed for ease of maintenance.

Offers in the Region of £540,000 Freehold DCX00787

72 Athelstan Road, St Leonards, Exeter, EX1 1SB

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 Hall

Accessed via a solid wood front door, quarry tiled flooring, part glazed inner door, wood laminate flooring, door to the dining room, kitchen breakfast room, understairs storage cupboard, stairs to the first floor landing, dado rail, thermostatic control point, radiator.

Lounge 14' 5" x 11' 5" (4.40m x 3.47m)

Front aspect uPVC double glazed bay window, brick inset fireplace with a wooden mantle and slate hearth, coved ceiling, TV point, telephone point, wood laminate flooring, radiator.



Dining Room 12' 3" x 9' 3" (3.73m x 2.81m)

Rear aspect part glazed frosted double glazed door to the rear garden, serving hatch to the kitchen breakfast room, wood laminate flooring, shelving, radiator.



Kitchen breakfast room 20' 0" x 10' 11" (6.106m x 3.321m)

Side and rear aspect windows, recently fitted range of eye ad base level units comprising of inset stainless steel sink with a mixer tap and solid wood work surfaces, part tiled walls, gas cooker point, integrated Boosh dishwasher, plumbing for a washing machine, further appliance space, concealed wall mounted boiler,spotlighting, seating area, door to the rear garden, radiator.





First Floor Landing

Doors to bedroom one, bedroom three, bedroom four, shower room, access to the loft void above, stairs to the second floor, dado rail, radiator.

Bedroom One 14' 11" x 15' 1" (4.558m x 4.592m)

Front aspect uPVC double glazed bay window, head high storage, fireplace with wooden mantle, shelving, radiator.



Bedroom Three 16' 0" x 10' 11" (4.873m x 3.315m)

Rear aspect uPVC double glazed bay window with a view over the rear garden, picture rail, radiator.



Bedroom Four 11' 11" x 8' 3" (3.635m x 2.511m)

Rear aspect uPVC double glazed window, picture rail, built in wardrobe with hanging space and shelving, radiator.



Shower Room

Side aspect frosted sash windows, recently refitted three piece suite comprises of fully enclosed shower cubicle, low level wc, wash hand basin with a mixer taps and solid wood work top with storage below, spotlighting, heated towel rail.



Second floor landing

Door to bedroom two and into eaves storage cupboards.

Bedroom Two 13' 8" x 16' 3" (4.159m x 4.956m)

Front aspect uPVC double glazed window, spotlighting, radiator and door to the ensuite shower room.



Ensuite shower room

Rear aspect uPVC double glazed window, recently fitted three piece suite comprises of fully enclosed shower cubicle with titrion shower, low level WC, wash hand basin, into eaves storage, heated towel rail.



Rear Garden

Fully enclosed rear garden with hardstanding seating area ideal for al fresco dining, steps leading to a lawn with shrub borders and wooden gate providing rear access.



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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

