



£525,000
114 Rivermead Road, St Leonards, Exeter, Devon, EX2 4RL



A well-presented and extended three-bedroom family home situated in a sought-after road within St Leonards, ideally located close to excellent schools, the RD&E Hospital, the River Exe and Exeter city centre.

- **Sitting room**
- **Modern fitted kitchen with integrated appliances**
- **Open-plan dining and family room leading into a bright sun room**
- **Ground floor shower room, ideal for family living or guests**
- **3 Bedrooms**
- **Family bathroom**
- **Gas Central Heating & Double Glazing**
- **South-westerly facing rear garden with lawn and decked seating area**
- **Double-width driveway providing off-road parking for 3–4 vehicles**
- **Single garage with power, light and additional rear store**

DESCRIPTION: A well-presented and extended three-bedroom family home offering versatile and well-balanced accommodation arranged over two floors. The ground floor features a welcoming sitting room and a modern fitted kitchen, opening into an extended open-plan dining and family area which flows through to a bright sun room, creating an ideal space for everyday living and entertaining. A ground floor shower room adds further practicality. Upstairs are three bedrooms and a contemporary family

bathroom. Outside, the property benefits from a south-westerly facing rear garden with lawn and decked seating area, a double-width driveway providing off-road parking for 3–4 vehicles, and a single garage with power, light and an additional store. The property is well presented throughout and ready for immediate occupation.

SITUATION: The property occupies a highly sought-after position on a favourable road in the desirable St Leonards area of Exeter. It lies close to excellent local schools, the Royal Devon & Exeter Hospital, and the picturesque River Exe, which offers scenic waterside walks, parks, and well-established cycle paths. Approximately one mile away is Magdalen Road, a vibrant and popular hub affectionately known as "The Village," providing an excellent range of independent shops, cafés, and everyday amenities. Exeter city centre is easily accessible by bus, car, or bicycle, while the M5 motorway is approximately 1.5 miles away, offering convenient regional and national connections. The city benefits from excellent rail services, including direct links to London Paddington, and Exeter Airport is located around five miles from the property, providing both domestic and international flights.

Exeter is renowned for its higher education facilities, including the University of Exeter and Exeter College, alongside a wide range of sporting and leisure amenities. These include riverside leisure facilities, theatres, cinemas, museums, the historic cathedral, and a variety of football, rugby, and leisure centres. As one of the most thriving cities in the South West, Exeter offers a rich cultural scene, diverse shopping opportunities, and a wide choice of restaurants and supermarkets, including Waitrose.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Opaque and leaded double glazed entrance door to the...

HALLWAY. Wood effect flooring. Radiator. Stairs to first floor. Glazed door to...

SITTING ROOM 13' 7" (4.14m) x 13' (3.96m): Double glazed window to front. Radiator. Slate hearth fireplace. Built-in understairs cupboard. Glazed double doors lead through to the...

DINING ROOM 10' 9" (3.28m) x 8' 10" (2.69m): This room is open plan to the Family Room. Radiator. Split-fold glazed doors leading through to the...

KITCHEN 15' 10" (4.83m) x 7' 5" (2.26m): Modern fitted kitchen comprising wood effect worktop surfaces in tiled splashback. Inset stainless steel sink with drainer and mixer tap. Inset four ring gas hob. Cupboards and drawers under with built-in double oven, integrated fridge and freezer and space for washing machine and dishwasher. Matching wall mounted cupboards. Two double glazed windows to the side.

FAMILY ROOM 10' 2" (3.10m) x 9' 8" (2.95m): Opening through to conservatory. Double glazed Velux window. Radiator. Opening through to conservatory and a door leading to the...

SHOWER ROOM 4' 10" (1.47m) x 4' 8" (1.42m): White suite comprising corner shower cubicle in full tiled surround with built-in shower. Low level WC. Wash hand basin with mixer tap in tiled splashback with cupboards under. Light with shaver point. Opaque double glazed window to the side. Chrome runged radiator.

CONSERVATORY / SUN ROOM 15' (4.57m) x 9' 4" (2.84m): Double glazed windows to all sides and double glazed double doors leading out onto the garden. Double glazed glass roof. Wood flooring. Radiator.

FIRST FLOOR

LANDING. Double glazed window to side. Hatch to roof. Doors leading off to...

BEDROOM 1 13' (3.96m) x 9' 10" (3.00m): Double glazed window to front. Radiator.

BEDROOM 2 10' 9" (3.28m) x 9' 10" (3.00m): Double glazed window to rear. Radiator. Wash hand basin in tiled surround with cupboard under.

BEDROOM 3 9' 10" (3.00m) x 6' 6" (1.98m): Double glazed window to front. Radiator. Wood flooring. Built-in wardrobe for additional storage built over the head of the stairs.



BATHROOM 7' (2.13m) x 6' 5" (1.96m): White suite comprising P-shaped bath in full tiled surround with curved glass screen, electric shower and mixer shower tap. Wash hand basin in tiled splashback with mixer tap and cupboards under. Enclosed flush low level WC. Opaque double glazed window to the rear. White runged radiator. Wood effect flooring.

OUTSIDE: To the front of the property is a double width brick paved driveway providing off road parking comfortably for 3-4 cars, this also provides access around the side of the house to the garage and to the rear garden.

The rear garden is level, fence enclosed and mainly laid to lawn with a decked area to one side. The garden benefits from a South-Westerly aspect.

SINGLE GARAGE with up and over door. Double glazed window and door to the side. Power and light. To the rear of the garage is an **ADDITIONAL STORE**.

DIRECTIONS: From Exeter City Centre proceed along Topsham Road and turn right opposite the County Hall into Rivermead Road. Follow the road around to the left and the house will be found on the right hand side.

WHAT3WORDS: //stop.labs.bleat

TENURE: Freehold

COUNCIL TAX: Band D - £2379.90

Telephone:
01395 265530

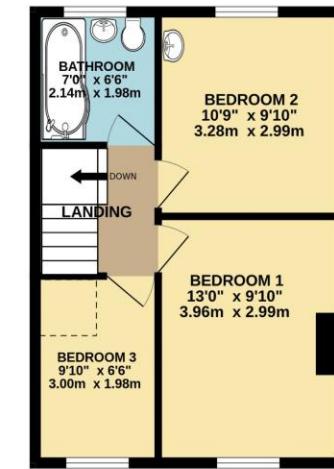
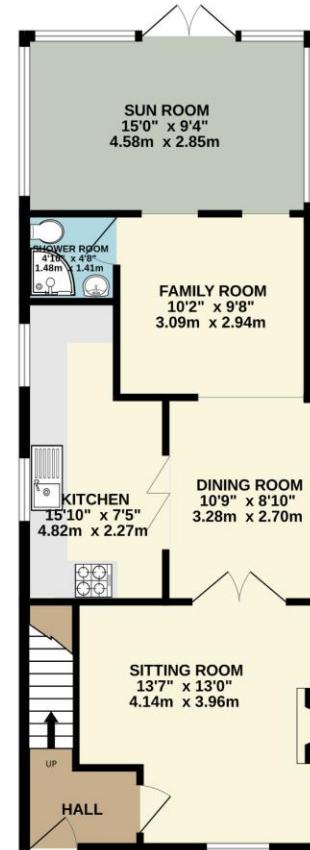
Email:
exmouth@hallandscott.co.uk

Website:
www.hallandscott.co.uk

Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	64
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

TOTAL FLOOR AREA: 1049 sq.ft. (97.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These details are for guidance only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.