



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street
Permit Parking



Enclosed Rear Garden Council Tax Band: C



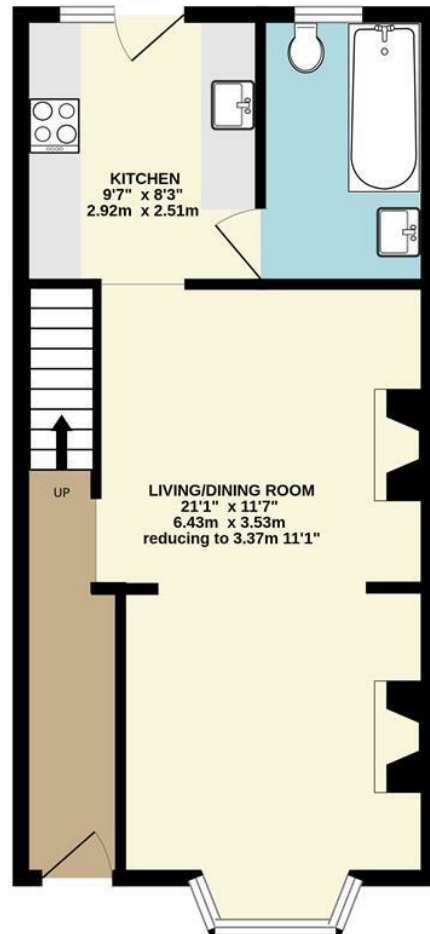
Guide: £395,000 Freehold

36 St. Leonards Avenue,

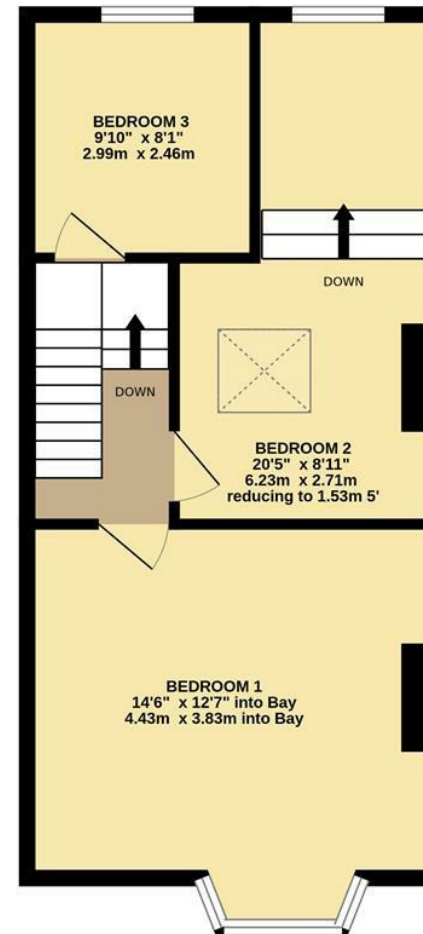
St Leonards, Exeter, EX2 4DL

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



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. This plan is for illustrative purposes only and should 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.
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SUMMARY

A beautifully presented, extended three-bedroom period home situated on a no-through road in the highly sought-after St Leonards area. Offered for sale with no onward chain, this home enjoys a prime position within one of Exeter's most desirable residential neighbourhoods, with excellent access to the RD&E Hospital, the City Centre, and the vibrant Exeter Quay.

The spacious accommodation includes an inviting entrance hall leading to a stunning open-plan living and dining area, featuring a bay window to the front and attractive wooden flooring. The modern, fitted kitchen provides direct access to the rear garden, while the ground floor also benefits from a stylish, fully tiled bathroom fitted with a contemporary suite and shower over the bath.

Upstairs, there are three well-proportioned bedrooms, including a generous front bedroom with a bay window offering pleasant views across Exeter.

Externally, the property boasts a well-maintained, enclosed rear garden, designed for low maintenance with paved areas.

Early viewing is highly recommended to fully appreciate what this delightful home has to offer.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, gas, and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

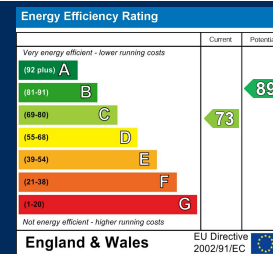




Year	Award	Agent
2021	GOLD WINNER	ESTATE AGENT IN EXETER
2022	GOLD WINNER	ESTATE AGENT IN EXETER
2023	GOLD WINNER	ESTATE AGENT IN EXETER
2024	GOLD WINNER	ESTATE AGENT IN EXETER
2025	GOLD WINNER	ESTATE AGENT IN EXETER

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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