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21 Fleming Way, Exeter, Devon, EX2 4SE



SOUTHGATE

ESTATES

£2,100

per calendar month



21 Fleming Way

A beautifully presented end terrace, family home featuring an outlook onto a communal green with mature trees. Previously the show home for the development, this wonderful property boasts a larger than average plot with off-road parking for two cars. Located in the Wellingtonia Park development within the highly sought-after area of St Leonard's, the property is within close proximity of the RD+E Hospital, St Leonard's Primary School and Exeter School, the delightful Exeter Quayside and city centre. Internally, the accommodation comprises an entrance hallway, cloakroom, living room, dining room and a kitchen breakfast room on the ground floor. The first floor hosts the family bathroom and three bedrooms, two of which enjoy en-suite shower rooms. Two further double bedrooms and an en-suite are located on the second floor. Externally, the attractively landscaped rear garden offers a south easterly aspect and provides access to both the front and parking. Viewing is highly advised in order to fully appreciate this wonderful property.

- Council Tax Band E
- No Pets/No Smokers
- Not suitable for sharers
- Subject to Referencing and Affordability Checks
- Minimum 6/12 Month Let
- A holding deposit of one week's rent will be taken to reserve the property
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful

For full details of charges and fees please visit our website: <https://www.southgatestates.co.uk/lettings/>

Entrance Hall The front door opens to an entrance hallway, where there is a radiator, staircase to the first floor, and a uPVC double glazed window to the front aspect. Doors lead to the living room, kitchen diner, cloakroom and a substantial double storage cupboard ideal for storing shoes and coats.

Cloakroom 4' 8" x 3' 7" (1.41m x 1.09m) Containing a close coupled WC, pedestal wash hand basin, radiator, part-tiled walls and an extractor fan.

Living Room 18' 4" x 10' 3" narrowing to 8' 10" (5.58m x 3.13m) Featuring a gas fire set in a marble fireplace, wood flooring, a radiator and a uPVC double glazed window to the front aspect allowing an outlook to the green. Double doors open to the dining room.

Dining Room 10' 8" x 8' 4" (3.26m x 2.55m) Providing ample space for a family dining table and chairs, this room enjoys uPVC double glazed doors to the garden, a radiator and access to the kitchen diner.

Kitchen Diner 11' 7" x 10' 8" (3.53m x 3.26m) & 8' 2" x 7' 0" (2.48m x 2.13m) The recently redecorated kitchen incorporates fitted worktops, mosaic tiled splashback and a 1.5 bowl stainless steel sink with a mixer tap over and drainer. Integrated appliances include a fridge, freezer, washing machine, dishwasher and a stove with 5 ring gas hob and extractor hood above. There is also a useful storage cupboard beneath the stairwell, a radiator and both a window and door to the garden.

Stairs to First Floor Access is to 3 bedrooms, the family bathroom and an airing cupboard housing the BoilerMate 2000 water tank and radiator.

Master Bedroom & En-Suite 16' 2" x 10' 6" narrowing to 8' 10" (4.93m x 3.2m) A spacious double bedroom furnished with a built-in wardrobe, a radiator and a uPVC double glazed window to the front aspect offering an attractive outlook to the green area in front of the property. A door opens to the en-suite, which is equipped with a close coupled WC, pedestal wash hand basin, shower cubicle with Triton shower, shaver socket, extractor fan, radiator and fully-tiled walls. An obscured uPVC double glazed window faces the front aspect.

Bedroom 4 & En-Suite 10' 8" x 8' 3" (3.24m x 2.52m) min A double bedroom including a built-in double wardrobe, a radiator and a uPVC double glazed window to the rear aspect. A door opens to the en-suite, where there is a close coupled WC, pedestal wash hand basin, shower cubicle with Triton shower, shaver socket, extractor fan, radiator and fully-tiled walls.



Bedroom 5 11' 1" x 8' 4" (3.38m x 2.54m) max Including a built-in single wardrobe, a radiator and a uPVC double glazed window to the rear aspect.

Bathroom 12' 2" x 6' 0" narrowing to 5' 0" (3.71m x 1.82m) Framed by part-tiled walls, the family bathroom benefits from a close coupled WC, pedestal wash hand basin, bath, shower cubicle with Triton shower, a radiator, shaver socket, extractor fan and an obscured uPVC double glazed window to the front aspect.

Stairs to Second Floor Stairs rise to a landing with a useful storage cupboard and doors to two further bedrooms.

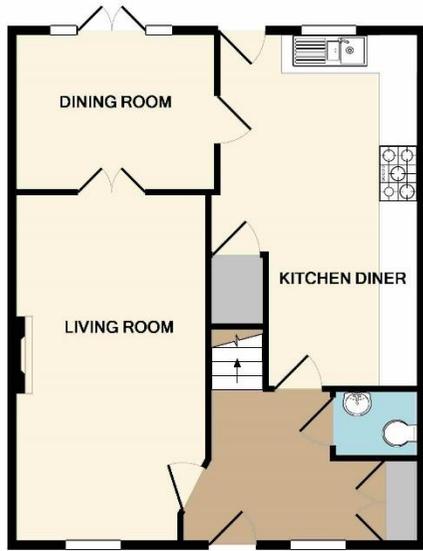
Bedroom 2 & En-Suite 13' 1" x 10' 6" (3.99m x 3.2m) plus en suite & dressing area A sizeable double bedroom with two radiators, a large built-in double wardrobe and a uPVC double glazed window to the front aspect boasting a wonderful view over the green in front of the property. A door opens to the en-suite, which comprises a close coupled WC, wash hand basin inset into a vanity storage cupboard, a shower cubicle with Triton shower, radiator, shaver socket, extractor fan and a Velux window to the rear aspect.

Bedroom 3 20' 1" x 8' 2" (6.11m x 2.48m) min The final double bedroom provides access to the loft and includes radiators and windows to both the front and rear aspects.

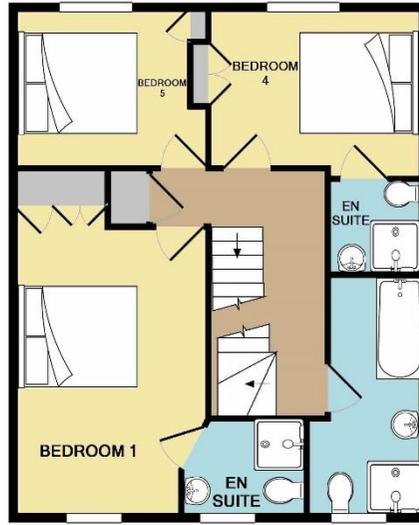
Garden and Parking Doors open onto a patio area with a path leading to the rear. The garden is mainly lawn with borders of stone chippings and raised sleepers accommodating a variety of plants and shrubs. There is also an outside tap. From the rear, a gate opens to the off-road parking for two cars. In addition, there is a paved path beside the house with gated access to the front.

- *5 Bedroom Family Home*
- *Front Outlook to Green*
- *3 En-Suite Shower Rooms*
- *Not suitable for sharers*
- *Off-Road Parking for 2 Cars*
- *Prestigious Area*

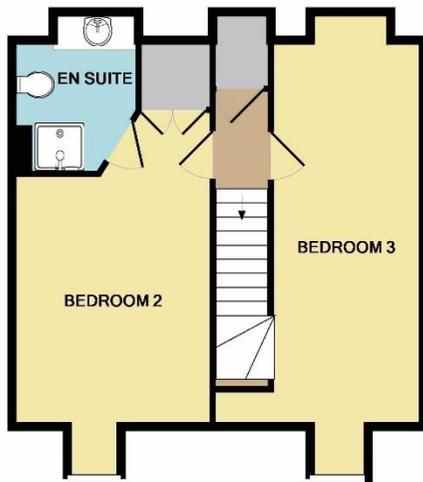




GROUND FLOOR



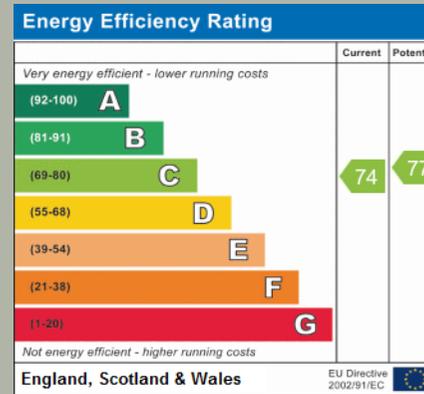
1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Rating



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