





Property Description

A 3 bedroom 2 reception room SEMI DETACHED HOUSE located in a cul-de-sac in the finest location of ST LEONARDS AREA of Exeter, ideal for a family as close to good schools, shops, amenities and access to Exeter City Centre. Outside there is a large rear garden with lawns and patio areas which are all enclosed, perfect for children and for enjoying summer alfresco dining. Driveway parking at the front to a GARAGE. The accommodation comprises:- Entrance hallway, lounge, dining room, kitchen, downstairs WC, first floor landing, 3 bedrooms and shower room/WC.

Agents Note

There is an easement on the title, please enquire with the Branch.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Entrance Porch

Double obscured door to front.

Entrance Hall

Double glazed obscured side aspect window, under stairs storage, further under stairs storage, wall mounted radiator.

Living Room

14' 8" into bay x 12' 7" into recess (4.47m into bay x 3.84m into recess)

Double glazed front aspect square bay window, picture rail, feature electric fire, wall mounted radiator.

Dining Room

11' 2" x 11' 2" into recess (3.40m x 3.40m into recess)

Double glazed rear aspect windows, double glazed rear aspect door, picture rail, fireplace with open fire.

Kitchen

7' 9" x 7' 8" (2.36m x 2.34m)

Double glazed side aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, plumbing for washing machine, electric oven, electric hob with extractor over, space for fridge freezer, tiling.

Inner Hallway

Double glazed rear aspect window, double glazed side aspect door, cupboard housing boiler.

Downstairs Wc

Double glazed obscured rear aspect window, low level toilet.

Landing

Double glazed obscured side aspect window.

Bedroom 1

14' 8" into bay x 10' 6" max (4.47m into bay x 3.20m max)

Double glazed front aspect square bay window, picture rail, built-in wardrobes with cupboards above.

Bedroom 2

11' 3" x 11' 2" into recess (3.43m x 3.40m into recess)

Double glazed rear aspect window, picture rail, built-in wardrobes.

Bedroom 3

7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed front aspect window, picture rail.

Shower Room

Double glazed obscured rear aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, wall mounted radiator.

Rear Garden

Lawn, gravelled area, patio, variety of fruit and nut trees, shed, outside tap, all enclosed by fencing. Gate to front access.

Garage

18' x 10' 3" (5.49m x 3.12m)

Up and over door to side, power and light.

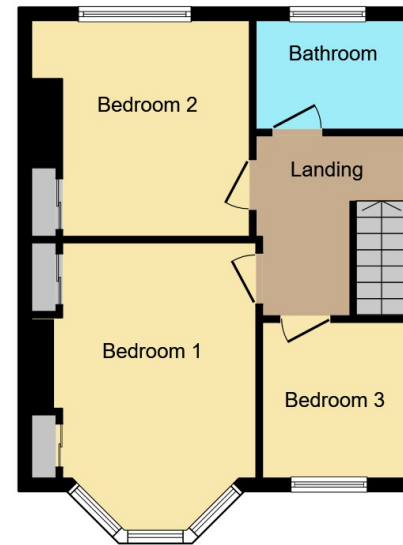








Ground Floor



First Floor

Total floor area 93.7 m² (1,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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8-9 South Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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