



2



3



1

28 Radford Road, Exeter, Devon, EX2 4EU



SOUTHGATE
ESTATES

£327,500





28 Radford Road

A spacious terraced house located within the desirable area of St Leonards, adorned with an array of period features. On the ground floor, the property consists of an open-plan living and dining room leading to the kitchen and adjoining conservatory, which offers the living space plenty of natural light. Upstairs there are two double bedrooms and a spacious bathroom. Externally, steps lead up to a landscaped garden.

The highly desirable location benefits from a multitude of nearby amenities including Bull Meadow Park, a range of quaint shops and cafes along Magdalen Road. Moreover, St Leonards is just a short distance from Exeter's city centre, offering a number of high street shops, restaurants and other entertainment facilities, and the picturesque Quayside is also nearby.



Ground Floor The front door opens into an entrance vestibule, which is complete with period features including an original tiled floor and dado rails, giving the house a traditional look. An internal door leads to the hallway, which boasts equally ornate features, such as decorative corbels, and access to the open-plan living space, and a staircase to the first floor. The living and dining rooms are connected by a large archway, which makes the space feel open and bright. The living room is large yet retains a cosy feel with a filled fireplace and classic cornice ceilings. The spacious dining room consists of gloss painted wooden floorboards, skirting boards, and alcove shelving. A window looks outside via the conservatory, and an archway leads into the kitchen. The kitchen is fitted with a range of matching wall and base units, ceramic wall tiles, a sink with drainer and mixer tap over, a fan oven with a gas hob and extractor hood above, a fridge freezer, and a washing machine. There are windows to the rear aspect looking over the garden and door opens to the conservatory with double French doors to the garden.



First Floor Stairs rise to a half landing, allowing access to the bathroom. Additional stairs lead to the main landing where there are doors to the two bedrooms. Bedroom one is a spacious double room with two front aspect windows, filling the bedroom with ample natural light. The second bedroom features a large rear aspect window. Both bedrooms have radiators and are complimented by the same period wall features found throughout the rest of the house. The generously sized, bright bathroom includes a low-level WC, a wash basin, a tiled bath with shower over and tiled surround.

Garden Steps lead out to the rear garden, offering a pleasant, levelled outside space with a small lawn and space for potted plants.

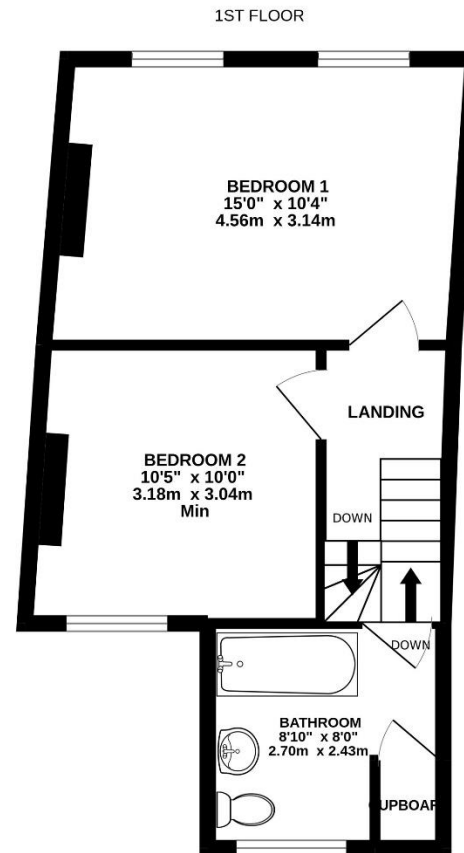
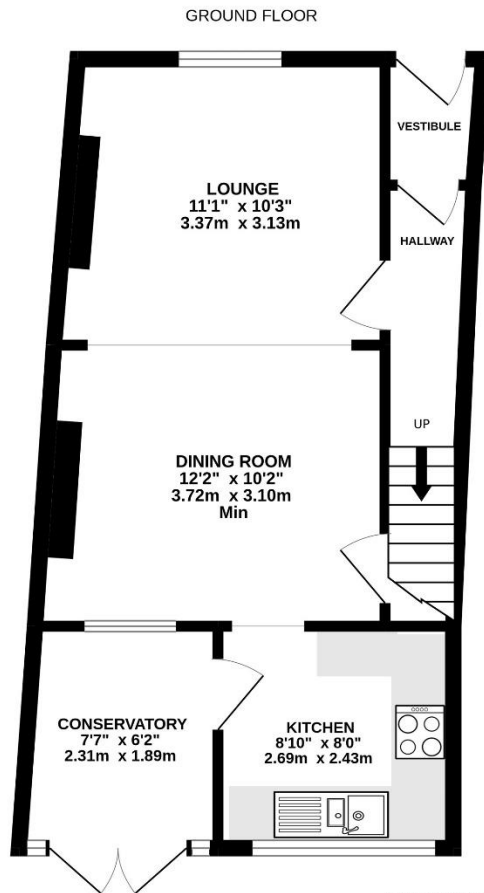
Property Information Tenure: Freehold. Council tax band: B.

- *Terraced House*
- *Two Bedrooms*
- *Enclosed Garden*
- *No Onward Chain*
- *St Leonards Location*
- *Spacious Accommodation*
- *First Floor Bathroom*



Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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.
Made with Metropix ©2022



www.tpos.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk