



36 St. Leonards Avenue



**STAGS**

# 36 St. Leonards Avenue

Exeter, Devon, EX2 4DL

Exeter Cathedral (0.7 Miles), RD&E Hospital (0.9 Miles)

A beautifully renovated three double bedroom mid-terrace home, situated in the sought-after residential location of St. Leonards.

- Three well-proportioned double bedrooms
- Attractive open-plan sitting and dining room
- Sought-after St. Leonards location
- Bay windows and wooden flooring
- Council tax band: C
- No onward chain bedrooms
- West-facing garden overlooking allotments
- Modern fitted kitchen
- Contemporary family bathroom
- Freehold

Guide Price £400,000

## SITUATION

St. Leonards is one of Exeter's most desirable residential areas, well known for its attractive period properties and strong sense of community. The property is conveniently located within walking distance of the city centre, which offers a wide range of shops, cafés, restaurants and cultural amenities. The RD&E Hospital and well-regarded local schools are nearby, while the Quayside provides riverside walks, cycle routes and leisure facilities. Exeter also benefits from excellent transport links, with mainline rail services to London and the M5 motorway easily accessible.

## DESCRIPTION

36 St. Leonards Avenue has been tastefully renovated by the current owners to create a stylish and well-presented period home. The property offers spacious and flexible accommodation over two floors, with attractive character features including a bay window and wooden flooring, combined with modern fittings throughout.



## ACCOMMODATION

The front door opens into an inviting hallway which leads into the attractive open-plan sitting and dining room, featuring a bay window to the front and beautiful wooden flooring, creating a bright and welcoming living space.

To the rear of the property lies a modern, well-appointed kitchen with a generous range of cupboards, ample worktop space and direct access to the garden via a part-glazed door. Adjacent is the family bathroom, fitted with a contemporary white suite and shower over the bath.

On the first floor are three well-proportioned double bedrooms. Bedroom one is a particularly spacious room with front aspect, while bedroom two enjoys the benefit of an additional dressing area. Bedroom three is a further double with rear aspect overlooking the garden.

## OUTSIDE

To the front of the house is a small enclosed garden setting the property back from the road. The rear garden is a good-sized west-facing courtyard, ideal for entertaining and outdoor dining, with a pleasant outlook over neighbouring allotments.

## SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating

Tenure: Freehold

EPC: C(73)

Council tax band: C

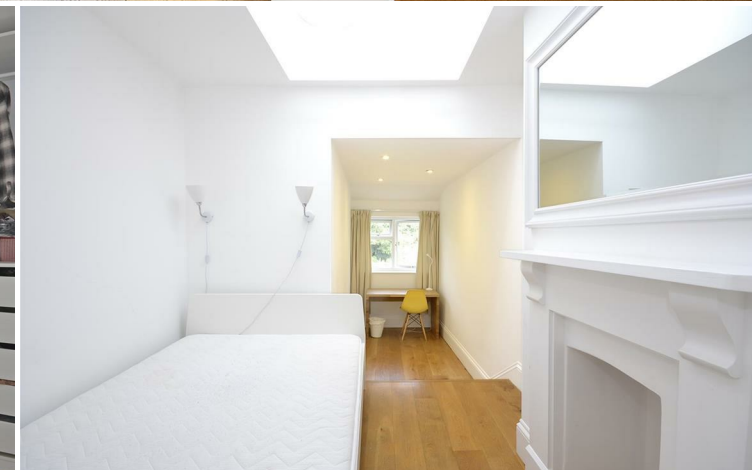
Standard, ultrafast and superfast broadband available. EE, O2,

Three and Vodafone mobile networks likely to be available

(Ofcom).

## AGENTS NOTES

Please be aware that this property is situated within the Southernhay and The Friars conservation area.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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36 St Leonards Avenue, Exeter  
(Not to scale)



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