

59, Cedars Road, St Leonards, Exeter, EX2 4NB



We are delighted to bring to the Market this well-proportioned three-bedroom property in the sought after area of St Leonards. This family-size home offers two double bedrooms plus a further single bedroom, family bathroom, plus useful cloakroom, a good-size lounge and a nicely proportioned kitchen. Also benefitting from an enclosed rear garden and a single garage and within walking distance of the RD&E and City Centre this property is likely to attract a high level of interest.

Offers in Excess of £335,000 Freehold DCX01460

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance

A concrete pathway leads to a uPVC front door, which leads into an entrance vestibule with tiled flooring, uPVC double glazed window and inner wooden door leading to a hallway.

Entrance Hallway

Radiator. Doors to Cloakroom, Lounge and Kitchen. Stairs leading to First Floor Landing.

Cloakroom

Front aspect uPVC double glazed window. Low level WC and pedestal wash hand basin. Gas combi boiler. Tiled flooring.



Kitchen 12' 1" x 10' 1" (3.69m x 3.08m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units. Stainless Steel sink with drainer and mixer tap. Roll edge work surfaces. Space and plumbing for washing machine. Further appliance space. Built in electric oven and hob with extractor hood over. Tiled surrounds. Louvre doors lead to a shelved pantry.



Living Room 15' 3" x 11' 9" (4.64m x 3.59m)

Rear aspect uPVC double glazed window. Further uPVC double glazed door leading to rear garden. Ceiling and wall lights. Radiator. Gas fire. Television point. Telephone point.





First Floor Landing

Access to roof void. Doors leading to Bedroom One, Two, Three and Bathroom.



Bedroom One 13' 7" x 10' 10" (4.14m x 3.3m)

Rear aspect uPVC double glazed window. Alcove with shelving. Television point. Radiator.



Bedroom Two 10' 5" x 9' 7" (3.17m x 2.93m)

Front aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving. Additional storage cupboard with shelving. Radiator.



Bedroom Three 9' 0" x 6' 3" (2.74m x 1.91m)

Rear aspect uPVC double glazed window. Telephone point. Radiator.



Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with electric shower above, low level WC and pedestal wash hand basin. Radiator.



Rear Garden

Pleasant enclosed rear garden, by range of panel fencing, with a variety of borders and area planted with mature shrubs.

Paved seating area and section of Astro Turf. Side access gate.



Garage

Single garage with up and over door in a separate block, to the side of the Property.

Other Information

EPC: C

Council Tax: C

