

## 1 Radford Road, St Leonards, Exeter, EX2 4EU



A well-proportioned, two bedroom, terraced house located in the popular area of St Leonard's. The internal accommodation is complemented by period features and briefly consists of a lounge room opening into the dining room, a kitchen and family bathroom on the ground floor. Upstairs are two double bedrooms. Externally there is courtyard garden. This excellent location offers a range of nearby amenities, including the boutique shops and cafes along Magdalen Road, Bull Meadow Park, various doctors' surgeries and St Leonard's Primary School. The popular Exeter Quay is also just a short distance away, along with the city centre with all the amenities and entertainment facilities it provides.

Offered for sale with no onward chain.

**Offers in the Region of £265,000 Freehold DCX01935**

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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:

### Lounge

Access through via uPVC part frosted front door, recessed fire place with stone hearth. Front aspect uPVC double glazed window. Storage cupboard, shelving, large under stairs storage cupboard. Telephone point and two radiators and archway through to the dining room.



### Dining Room

Dining room with rear aspect uPVC double glazed window, recessed fireplace with tiled hearth, television point, two radiators, turning staircase to the first floor landing.



### Kitchen

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixed tap and double drainer, integrated oven and hob with extractor fan above, plumbing for washing machine and dishwasher, further appliance space. Tiled flooring and uPVC part glazed door to the side of the property and door through to the bathroom.



### Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite, comprising bath with mixed tap and handheld shower above. Low level WC, hand basin with mixed tap. Tiled floor and walls and radiator.



### First Floor Landing

First floor landing with doors to bedroom one, bedroom two and access to loft above.

## Bedroom One

Twin front aspect uPVC double glazed windows, twin built in wardrobes with hanging space and storage above. Feature fireplace with wooden mantle, television point and radiator.



## Bedroom Two

Rear aspect uPVC double glazed window, feature fireplace with wooden mantle, walk in storage cupboard with wall mounted boiler, television points, radiator.



## Courtyard Garden

Enclosed rear garden with decking and seating area.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		