



Robert Williams

SALES | LETTINGS | AUCTIONS

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Guide Price
£335,000
Freehold

Kimberley Road
Exeter
Devon
EX2 4JG

Kimberley Road, St. Leonard's

A charming 3 bedroom bay fronted house in the much sought-after area of St. Leonard's.

The situation...

Kimberley Road is conveniently located in the heart of the highly sought-after area of St. Leonard's, ideally placed within easy walking distance to the city centre, river/quay, and the local shopping area of Magdalen Road including independent stores, wine merchant, delicatessen, bakery, café, and pub.

There are several private and state schools close by, as well as both the Royal Devon and Exeter and Nuffield Hospitals and Exeter University making this house perfect for both families and professionals alike.

Great transport links can be found with Exeter St David's train station less than two miles away, and Exeter Central less than a 15 minute walk giving access to London and beyond, the M5 just over 3 miles away and Exeter Airport just 5 miles away.



Key Points

Local Authority: Exeter City Council

Council Tax Band: B

Heating: Gas Central Heating

Services: Mains water and drainage

EPC Rating: D

- Sought-after location
- Bay fronted property
- 3 bedrooms
- Level, enclosed garden
- Garden office space
- Street parking available

The Property...

This 3 bedroom property is entered through the front door into a porch area. To the left is the living room which benefits from some lovely period features including a large bay window, an ornate fireplace, alcove storage and picture rails. Directly behind the living room is the dining room with a sash window which further leads onto the kitchen. There is plenty of counter space and cupboards, and the dual aspect windows make it a very bright space.

The split level first floor comprises of a generously sized bathroom and two bedrooms. The bathroom is fitted with a bath with shower over, WC and sink. The master bedroom with bay window and built in cupboards is a wonderful space, and the second bedroom is of a good size.

There is a third bedroom in the loft conversion which two Velux widows letting in lots of light.

Externally, to the rear of the property is a private, level garden with a decked area for al fresco dining, an array of plants and the added benefit of a home office space which is fitted with electricity. The property is on a private road so parking is available with no need for a permit, but permits can be obtained if you have more than one vehicle.



Time to find out more...

Call: 01392 204800

Web: www.robertwilliams.co.uk

Visit: 2 Southernhay West, Exeter, EX1 2RR

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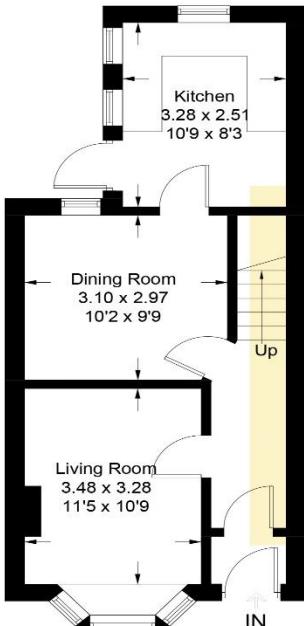


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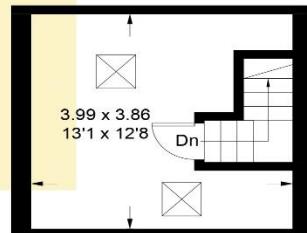
Approximate Gross Internal Area = 83.1 sq m / 894 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID978196)



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.