



ATHELSTAN ROAD  
EXETER, EX1 1SB



**Robert Williams**  
SALES | LETTINGS | AUCTIONS

“ Ideally located in St Leonards close to Magdalen Road shops and City centre, three bedroom end terrace with garage ”.



# ATHELSTAN ROAD

EXETER, EX1 1SB

**A delightful three bedroom end terrace home offering modern spacious family accommodation in the sought after area of St Leonards.**

There are three bedrooms, and a first floor bathroom. On the ground floor is a well-proportioned reception room plus a good-sized modern kitchen/diner with a door opening on to the rear garden. There is gas central heating and a low maintenance rear garden with gated access.

The property benefits from having a garage on block and a residents on street permit parking scheme is available. The property is being sold with no ongoing chain.

## Location-

This family home is located in the sought-after St Leonards area of Exeter where nearby Magdalen Road a village like hub has an enviable parade of independent and boutique shops for all your daily and evening needs, including a farm shop /butcher, delicatessen, bakery, local supermarket, coffee shops, newsagents, convenience store and a range of independent bars/ restaurants and Waitrose is also nearby. The city centre itself is within walking distance with Cathedral Yard, John Lewis and Princesshay shopping centre. Exeter's historic Quay with a range of eateries and pubs is a short stroll away and the River Exe with its water sports facilities and surrounding countryside are a short walk or bike ride from the property..

There are several highly regarded schools in the vicinity.

3		bedrooms	1		bathrooms
1		receptions	1		car spaces

**Local Authority:** Exeter City Council

**Council Tax Band:** C

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D





Approximate Gross Internal Area = 68.3 sq m / 735 sq ft

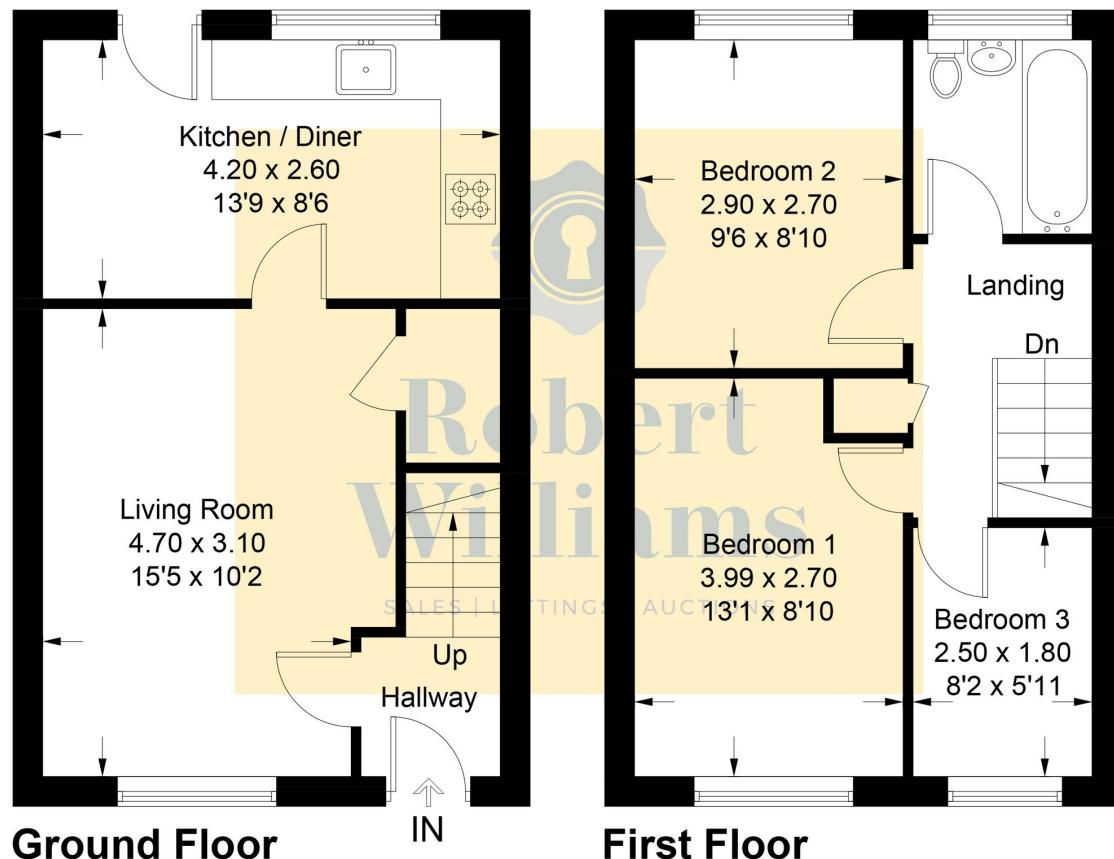


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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG  
Tel: 01392 204800 • [sales@robertwilliams.co.uk](mailto:sales@robertwilliams.co.uk) • [robertwilliams.co.uk](http://robertwilliams.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.