



# ST LEONARD'S AVENUE

EXETER, EX2 4DL



**Robert Williams**

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“Immaculate period home ideally located close to Exeter's historic quayside, Magdalen road shops and the City centre”.









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A delightful modernised Victorian home located on a quiet no-through road in one of the most sought after areas of Exeter. Only a short walk from the historic quayside and the city centre. Featuring two double bedrooms, luxurious bathroom, sitting room, dining room, kitchen plus utility room and rear garden.

## The Property

The property retains many features that make this era of homes so popular. The sitting room has a large bay window flooding the room with light and a feature fireplace with tiled surround and wooden mantel. The dining room has exposed brick feature walls and a wood burning stove. Both of these plus the two bedrooms upstairs have stripped and varnished wooden flooring. The kitchen has been updated by the current owner with new tiled floor and a range of modern fitted units. The utility room has space and provision for washing & drying machines and gives access to the garden. Upstairs, the master bedroom is of generous proportions and the bay window gives views towards the river. The luxurious bathroom has been beautifully made over in a style to suit the property with a freestanding roll-top bath, double shower cubicle, vanity unit wash basin and WC. The low maintenance sunny rear garden is fully enclosed by wooden fencing. St Leonard's Avenue residents can apply for an on street parking permit.

2  bedrooms 1  bathrooms  
2  receptions 0  car spaces

**Local Authority:** Exeter Council

**Council Tax Band:** C

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D







Approximate Gross Internal Area = 83.2 sq m / 895 sq ft

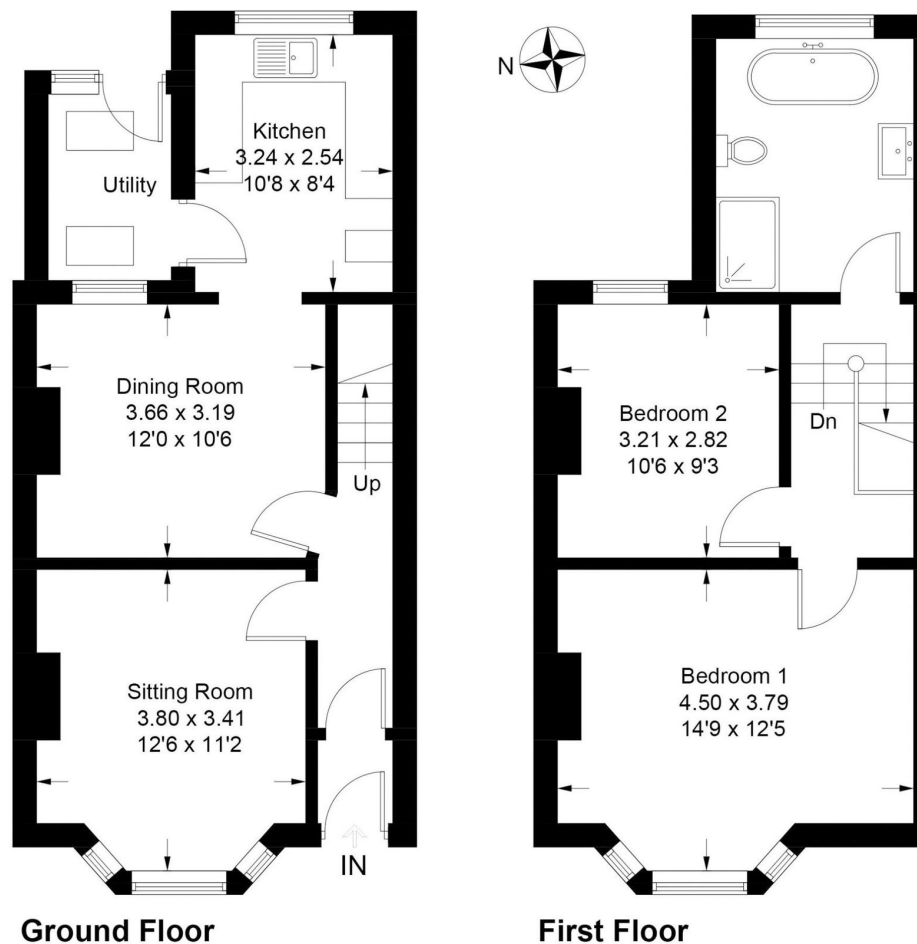


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.