SOUTHGATE
ESTATES

£310,000
*Guide Price*

2 1 1

# *60 Roberts Road, Exeter, Devon, EX2 4HE*

# *60 Roberts Road*

A beautifully refurbished two bedroom terraced home situated in the highly sought-after area of St Leonards, one of Exeter's most desirable residential locations. Finished to a high standard throughout, the property offers stylish and well-proportioned accommodation with the added benefit of an enclosed courtyard garden to the rear. The internal layout briefly comprises an entrance vestibule and hallway leading to the living room with an archway opening into the contemporary and high specification kitchen diner, along with a utility room and cloakroom to the rear. Upstairs, there are two double bedrooms and a modern shower room.

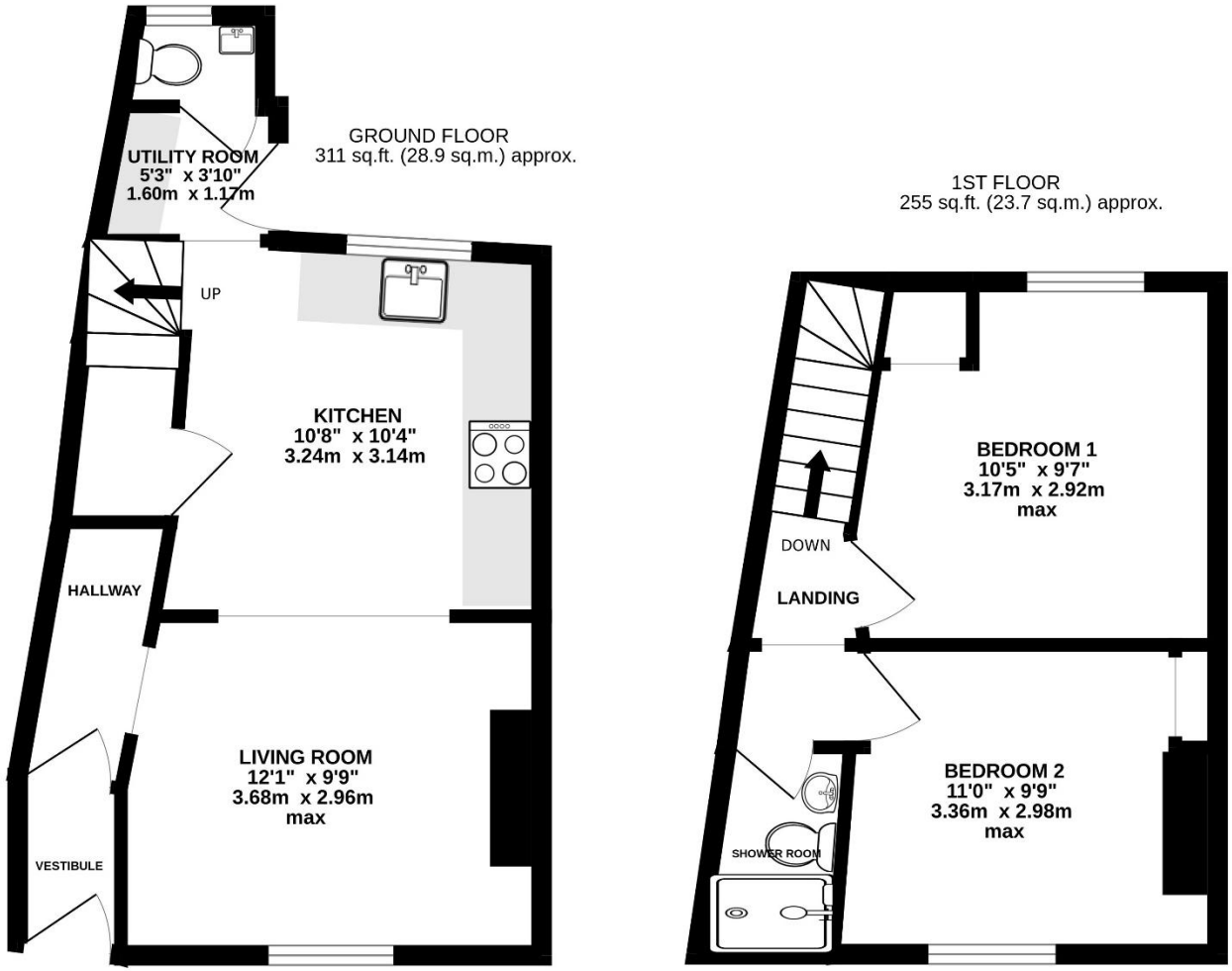
The property is ideally located within the prestigious St Leonards area, enjoying a wide range of nearby amenities while maintaining a quiet residential feel. The popular Magdalen Road is just a short walk away and offers a variety of boutique shops, cafes and GP surgeries. There is also a Waitrose supermarket along Heavitree Road. Bull Meadow Park is also nearby, while Exeter's city centre and the historic quayside are within easy reach, providing further shops, restaurants and leisure facilities, along with central train stations and regular bus routes in and out of the city.

*Accommodation* The front door opens into an entrance vestibule which leads through into the attractive hallway with decorative corbels and access to the living room. The living room is a bright and comfortable reception room featuring a window to the front aspect and ample space for seating. A wide archway opens through into the kitchen diner, creating an open flow between the two spaces. The kitchen diner has been recently fitted to a high standard and incorporates a range of contemporary wall and base units with fitted worktops, a matching upstand and a brass sink with mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood above, a dishwasher and an under-counter fridge. The room also provides ample space for a dining table and chairs, making it an ideal space for both everyday living and entertaining. Stairs rise from the kitchen diner to the first floor. To the rear of the property is a useful utility room featuring a worktop with space below for a tumble dryer and washing machine, along with additional storage. From here, a door leads to the cloakroom which incorporates a close-coupled WC and wash basin with a vanity unit below. A further door provides access to the enclosed courtyard garden. On the first floor, the landing provides access to the two bedrooms and the shower room. The principal bedroom is a well-proportioned double room positioned to the rear aspect enjoying a built-in storage space. The second bedroom is another good-sized double room with a window to the front of the property. Finally, the shower room has been beautifully finished, and comprises a large shower cubicle, a wash basin with vanity unit below, and a close-coupled WC.

*Garden* Tucked away to the rear of the property is a charming walled courtyard garden, offering a private and low-maintenance outdoor space. The garden is paved and provides a sheltered spot, ideal for morning coffee and outdoor dining.

*Property Information* Tenure: Freehold. Council tax band: B.

- *2 Double Bedrooms*
- *Recently Refurbished to a High Standard*
- *Beautifully Presented*
- *Enclosed Garden*
- *St Leonards Location*
- *Terraced House*
- *No Onward Chain*




TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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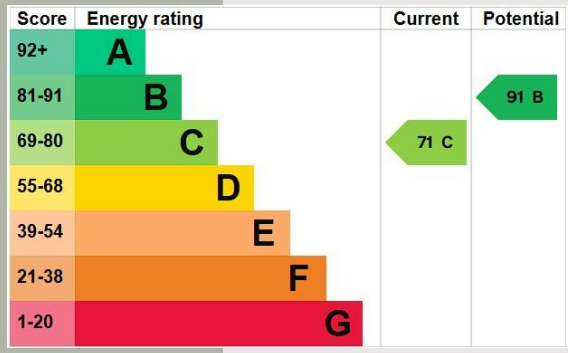
*Energy Performance Rating*

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