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*26 St Leonards Avenue, Exeter, Devon, EX2 4DL*



SOUTHGATE  
ESTATES

£1,400

*per calendar month*





## *26 St Leonards Avenue*

An attractive three bedroom end of terrace house situated in St Leonards Avenue, within one of Exeter's most sought-after residential areas, just a short distance from Exeter's quayside. The property benefits from a private courtyard garden to the rear and has been recently refurbished throughout, including new carpets, fresh decoration and a newly fitted kitchen, creating a well-presented and comfortable space, available immediately. The internal accommodation briefly comprises an entrance hallway with a door leading through to the lounge diner. There is also a kitchen, a lobby and a bathroom on the ground floor. Upstairs are the three bedrooms. The house is ideally located in the popular area of St Leonards, widely regarded as one of Exeter's most desirable neighbourhoods. There are a range of local amenities are within easy reach, including the vibrant Magdalen Road with its selection of independent shops, cafés and eateries. Bull Meadow Park, local GP surgeries and a Waitrose supermarket are also nearby, while Exeter's city centre and the historic quay are just a short distance away, offering further shopping, restaurants and leisure facilities, as well as convenient transport links including the central train station and regular bus routes.



- Suitable for sharers and students.
- Council Tax Band C
- Pets Considered at an Additional Rent of £50pcm
- No Smokers Minimum 6 Month Let
- Subject to Referencing and Affordability Checks
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:  
<https://www.southgatestates.co.uk/lettings>



### **Accommodation**

The front door opens into the vestibule which in turn leads into the entrance hallway. Stairs rise to the first floor and a door opens into the lounge diner. The lounge area is positioned to the front of the property and benefits from a bay window allowing plenty of natural light, as well as a decorative period fireplace. An archway opens through into the dining room, creating a pleasant flow between the two reception spaces.

The dining room is a well-proportioned second reception room with a window overlooking the rear of the property. From here, a door leads through to the kitchen.

The kitchen is newly fitted with a range of modern wall and base units with worktops over and provides space for essential appliances. A door leads through to the rear lobby, which gives access to the bathroom and the outside space.

The bathroom is situated on the ground floor and comprises a bath, a wash basin and a low-level WC.

Stairs rise from the hallway to the first floor landing which provides access to all three bedrooms.

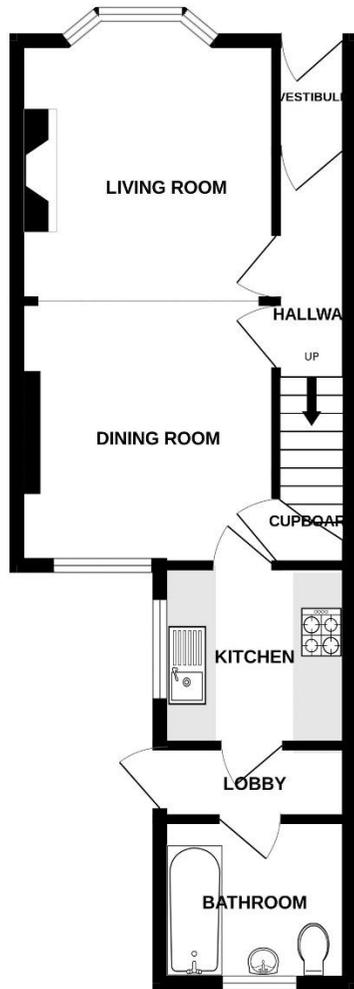
Bedroom one is a generous double room positioned at the front of the property and benefits from a window with a pleasant view out to the front. Bedroom two is another well-proportioned double room overlooking the rear aspect.

Bedroom three is a further bedroom located at the rear of the property which could also be utilised as a study or home office depending on requirements.

- *3 Bedrooms*
- *End of Terrace House*
- *Spacious Accommodation*
- *Enclosed Rear Garden*
- *Recently Redecorated*
- *Available Immediately*
- *Close to Quayside*



GROUND FLOOR

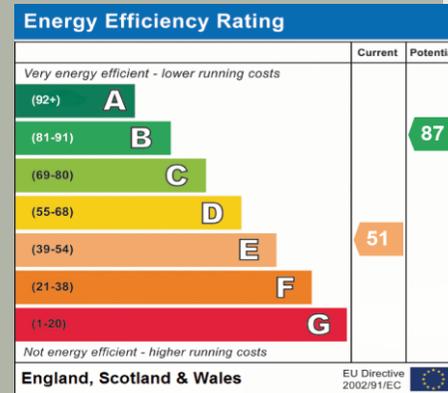


1ST FLOOR



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*



[www.tpos.co.uk](http://www.tpos.co.uk)



**SOUTHGATE**

ESTATES

50-51 South Street, EX1 1EE

01392 207444

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