



15 Masterson Street, St Leonards, Exeter, EX2 5GR
Guide Price £400,000

An attractive modern town house situated in this prestigious development. The property offers well appointed accommodation which benefits from gas central heating and double glazing and comprises reception hallway, dining room, well equipped kitchen/breakfast room with integrated appliances, downstairs cloakroom/wc, first floor sitting room, three double bedrooms, en-suite and family bathroom. Garage and additional parking. Enclosed garden to the rear. Viewing recommended.



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Masterson Street is situated on the edge of St Leonards, and close to excellent local amenities. The property is only a short walk from a number of excellent private schools including Exeter School and The Maynard. There are also a number of state schools at all levels together with a red brick University and expanding College. The Royal Devon and Exeter, and Nuffield hospital's are also situated near by. The Cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, museum and a new shopping centre in Princesshay, which is again only a short walk away. Rail links to London Paddington are about 2 hours. Exeter airport is 5 miles away providing regular air services to the UK and international destinations.



Front door to

Entrance hall:

Wood effect floors. Two radiators. Doors to

Cloakroom/WC:

Fitted with a modern matching two piece white suite comprising low level close coupled wc. Pedestal wash basin with chrome mixer taps over and pop-up waste. Tiled surrounds. Radiator. Wood effect flooring.

Dining Room:

12'6 x 10'9 (3.81m x 3.28m)

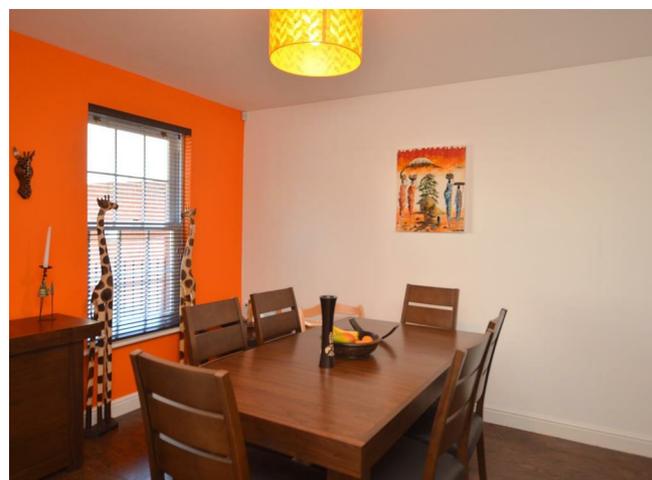
UPVC double glazed sash window with aspect to the front. Radiator. Understairs storage cupboard. Wood effect flooring. Television point.



Kitchen/Breakfast Room:

15'1 x 10'6 (4.60m x 3.20m)

Fitted with an excellent range of modern matching wall mounted and base units with work tops over and tiled surrounds. One and a half bowl single drainer stainless steel sink unit with chrome mixer taps over. Integrated appliances including five burner stainless steel gas hob with hood over, double oven, fridge freezer and dishwasher. Space and plumbing for washing machine. Radiator. Recessed lighting. Tiled floor. UPVC double glazed window with aspect to the rear garden. Double glazed door to outside.



First Floor:

Stairs rising to the second floor. Radiator.

Sitting Room:

15'1 x 12'6 (4.60m x 3.81m)

Two UPVC double glazed sash windows with aspect to the front. Two radiators. Television point. Contemporary stone fire surround with matching inset and hearth. Coal effect gas fire.



Master Bedroom:**15'1 x 12'6 (4.60m x 3.81m)**

Two UPVC double glazed windows with aspect to the rear.

Radiator.

En-suite:

Fitted with a modern matching white suite comprising low level close coupled wc. Pedestal wash basin with chrome mixer taps over and pop up waste. Fully tiled and glazed double width shower enclosure with recessed chrome shower unit. Inset lighting. Shaver point. Extractor fan. Courtesy door to first floor landing.

**Second Floor:**

Hatch to loft space. Radiator. Doors to

Bedroom Two:**15'1 x 10'6 (4.60m x 3.20m)**

Two UPVC double glazed sash windows with aspect to the front.

Radiator

Family Bathroom:**9'6 x 5'8 (2.90m x 1.73m)**

Fitted with a modern matching white suite comprising low level close coupled wc. Pedestal wash basin with chrome mixer taps over. Shaped bath in tiled recess with chrome shower over. Built in airing cupboard. Heated chrome ladder rack towel rail. Recessed lighting. Extractor fan.

**Bedroom Three:****15'1 x 10'6 (4.60m x 3.20m)**

UPVC double glazed window with aspect to the rear. Radiator.

Outside:

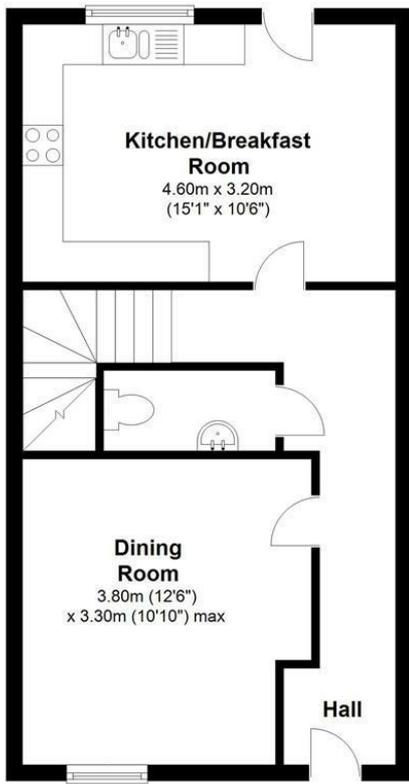
The property has low bricked walled frontage with wrought iron railings. A wrought iron gate and pathway leads to the front door with coach style light. Gated access to the side and to the rear enclosed garden laid mainly to lawn with decked area. Path and gate to the rear parking area and garage.

Garage:**19'3 x 9'9 (5.87m x 2.97m)**

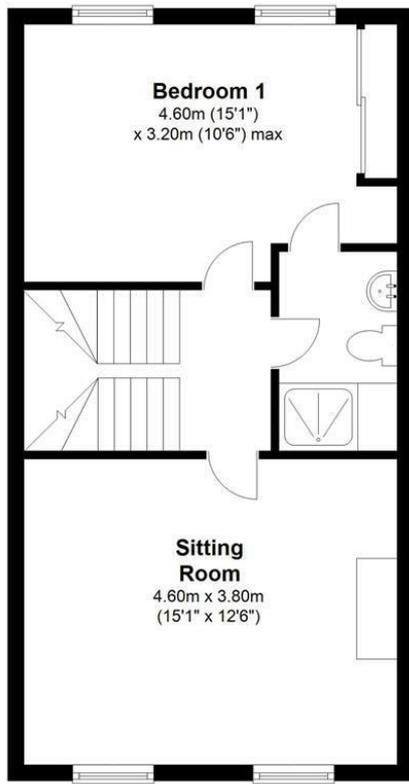
With up and over door. power and light. Vaulted eaves storage.

Parking space to the front.

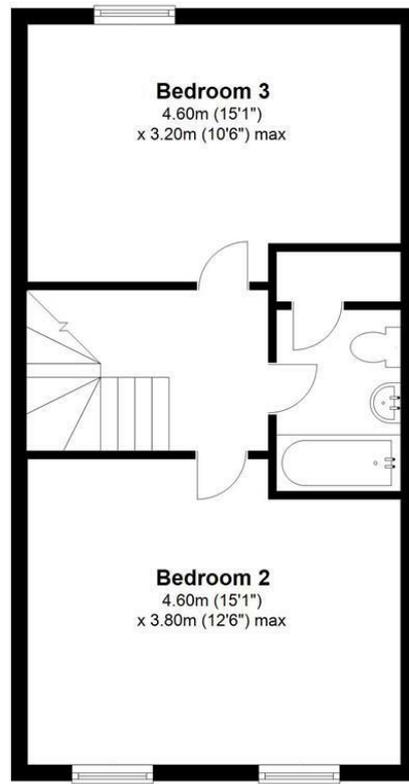
15 Masterson Street, Exeter



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			82
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential