



21 Dean Street, St Leonards, Exeter, EX2 4HH
£925 PCM

A delightful period terraced property situated in this sought after location close to Magdalen Road Shopping Village, RD&E Hospital and the city centre. The accommodation is presented in excellent condition and comprises entrance vestibule, hallway, sitting room, dining room, kitchen with appliances, two double bedrooms, bathroom and south facing garden to the rear. UPVC double glazing and gas central heating. An early viewing is strongly recommended.



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Situated in the heart of St Leonards close to a wide variety of local shops and amenities. The property is only a short level walk into the City, which provides a number of excellent private schools including The Maynard School and Exeter School.

Entrance Vestibule:

Part glazed door with window over to

Entrance Hall:

Stairs rising to the first floor. Corniced arch. Radiator.

Sitting Room:

10' x 9'6 to chimney breast plus two recessed area (3.05m x 2.90m to chimney breast plus two recessed)

UPVC double glazed sash window with aspect to the front.

Radiator. Wood fire surround with fitted period coal effect gas fire. Marble hearth. Cable television point. Telephone point.

Large square arch to

Dining Room:

10' x 9'6 to chimney breast plus recessed area (3.05m x 2.90m to chimney breast plus recessed area)

Under stairs storage cupboard with light housing gas meter.

Radiator. Original built in cupboard to recess.

Kitchen:

12' x 8'3 (3.66m x 2.51m)

Fitted with a range of modern matching wall mounted and base units in white with brushed stainless steel door furniture.

Solid wood block worktops over. Attractive tiled surrounds.

Four burner stainless steel gas hob with hood over and oven under.

One and half bowl single drainer stainless steel sink unit with brushed stainless steel mixer taps over.

Integrated fridge freezer and washing machine. Wood effect flooring.

Radiator. Recessed lighting. Velux window. Double glazed window with aspect to the rear.

UPVC double glazed door to outside.

First Floor Landing:

Split level landing. Hatch to loft space. Ceiling mounted smoke alarm.

Bedroom One:

12'10 to chimney breast plus two recessed areas x (3.91m to chimney breast plus two recessed areas x)

Two UPVC double glazed windows with aspect to the front.

Radiator. Television point.



Bedroom Two:**10'3 x 8' (3.12m x 2.44m)**

UPVC double glazed window with aspect to the rear.

Radiator.

Bathroom:**9' x 7'2 (2.74m x 2.18m)**

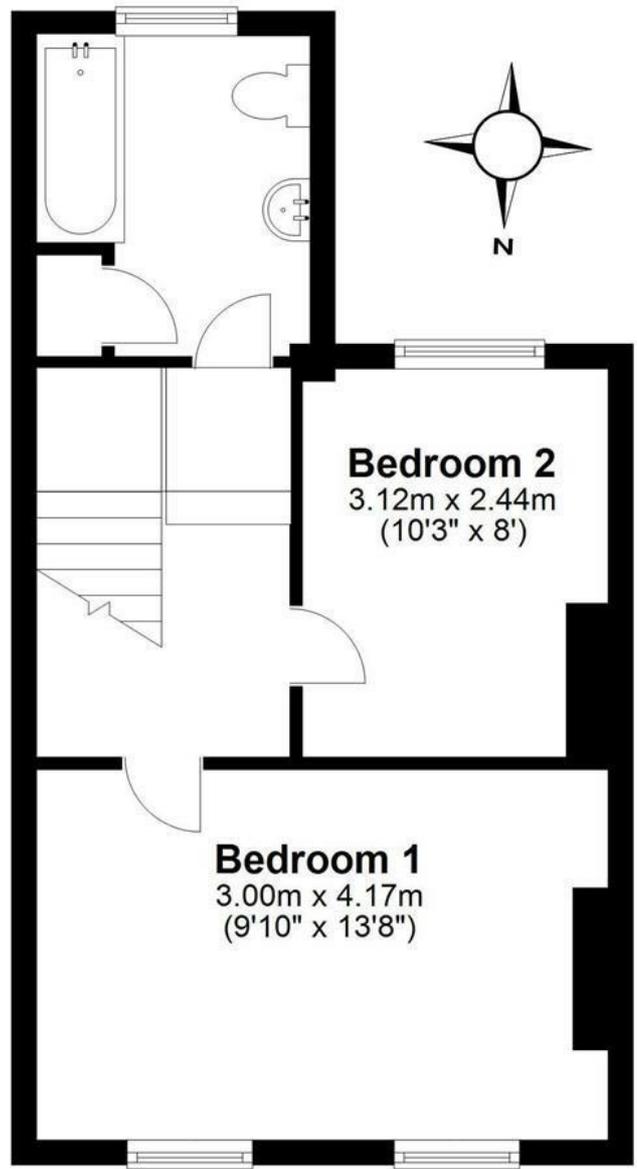
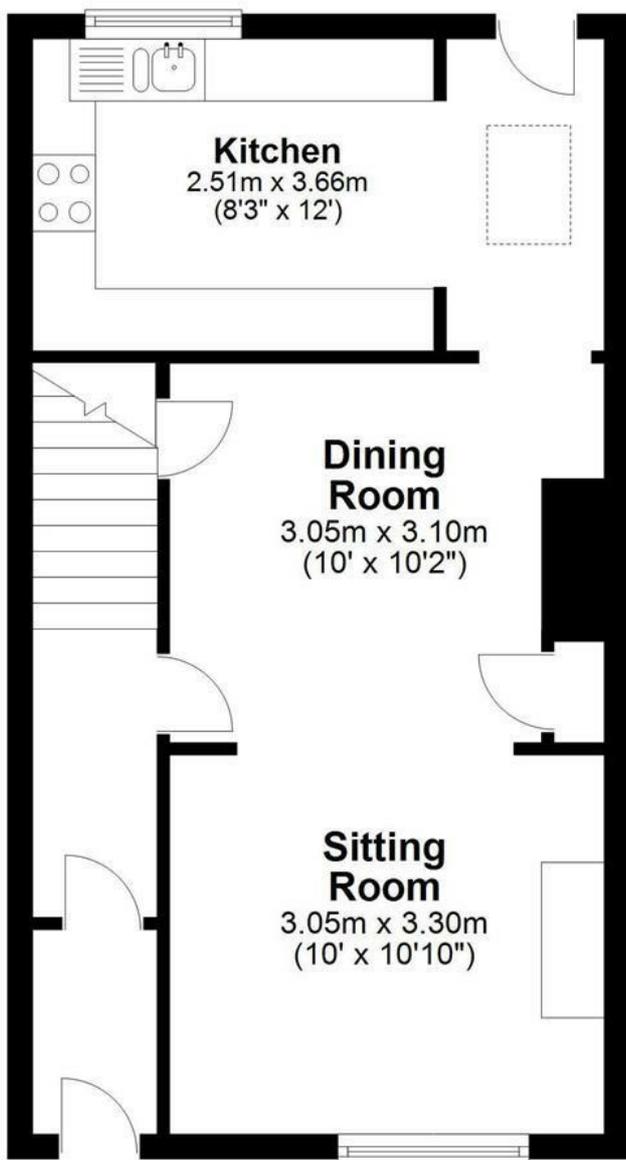
Fitted with a modern matching three piece white suite comprising low level close coupled WC. Pedestal wash basin.

Panelled bath in tiled recess with chrome shower over. Wall mounted electric heater. Radiator. Built in

**Outside:**

The property has a walled courtyard style garden laid mainly to gravel enjoying a southerly aspect.





Ground Floor

First Floor

Total area: approx. 75.9 sq. metres (816.5 sq. feet)

21 Dean Street, Exeter



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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