



25 St. Leonards Road, St Leonards, Exeter, EX2 4LA
£1,000 PCM

A beautiful period conversion forming part of this attractive Grade II listed property well situated for Royal Devon & Exeter hospital and Exeter city centre. The property offers spacious dual aspect living room with newly fitted kitchen, two bedrooms and a bathroom. Other benefits include gas central heating and a dedicated parking space.



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The flat is situated in the heart St Leonards, 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 hospitals are also situated near by. The Cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, museum and an excellent 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.

Living Room:

18'6 x 15'6 (5.64m x 4.72m)

A spacious dual aspect room with bay windows to the front and side aspect affording an abundance of light. Coved ceiling. Picture rail. Two radiators. Attractive fireplace with tiled hearth and inset mirror. Dimmer switch.

Kitchen Area:

Newly fitted with a range of wall mounted and base units with square edge wood block effect vinyl worktops over. Attractive tiled surrounds. Inset sink with chrome mixer taps over. Integrated smeg oven and hob with hood over. Integrated fridge.

Inner Hall:

Bedroom One:

10'8 x 9'8 (3.25m x 2.95m)

Bay window with aspect to the side with window seat and storage under. Period coving. Picture rail. Radiator.

Bedroom Two:

9'2 x 7'6 (2.79m x 2.29m)

Bay window with aspect to the side with window seat and storage under. Period coving. Picture rail. Radiator. Fitted shelving.

Bathroom:

6'2 x 5'8 (1.88m x 1.73m)

Fitted with a matching white suite comprising Pedestal wash basin with tiled surrounds. Low level close coupled wc. Short bath with chrome mixer shower over. Cupboard housing wall mounted gas fired boiler. Washing machine. Coved ceiling. Picture rail. Radiator.

Outside:



The property benefits from a dedicated parking space to the front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(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		64	83
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	