

WC

Separate WC with obscure window to the rear aspect, high level WC and wall mounted extractor fan.

Bedroom 1

13' 4" x 12' 10" max (4.090m x 3.928m)

Spacious double bedroom with large window to the front aspect, a picture rail and gas central heating radiator.

Bedroom 2

12' 10" x 11' 9" max (3.919m x 3.594m)

Good sized double bedroom with double doors to a built-in storage cupboard and further built-in wardrobe with cupboard over. There is a large window to the front aspect, picture rail and gas central heating radiator.

Bedroom 3

11' 11" x 8' 11" max (3.646m x 2.741m)

Benefiting from views of the garden from a window to the rear aspect. This room also comprises a gas central heating radiator, picture rail and double doors to a built-in wardrobe with storage cupboard over.

Bedroom 4

8' 3" x 7' 0" (2.527m x 2.154m)

Single bedroom with window to the rear aspect with views of the garden, a picture rail and gas central heating radiator.

Storage Cupboard

Large walk-in storage cupboard with shelving.



Driveway and Garage

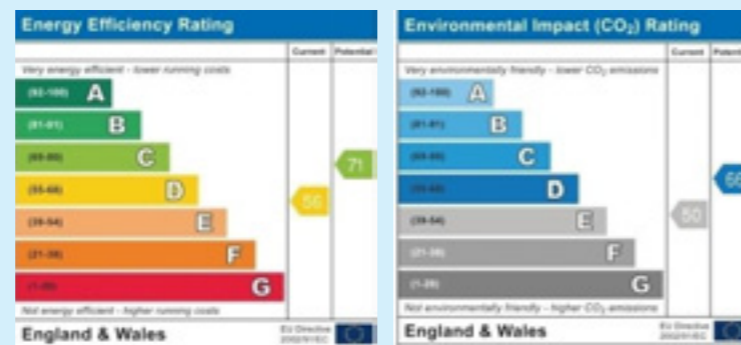
The good sized driveway provides off-road parking for up to 4 cars. This property also benefits from a single brick built garage. A wooden gate provides access to the rear garden.

Garden

Rear garden with a wide variety of plants and flower beds including single pink, double pink and white Camellias, Rhododendrons and an Alpine bed. The garden also has a pergola, patio and a shingle path.

Front Garden

Two beds with shrubs with shingle path.



These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.



£345,000

19 Marlborough Road, St Leonard's, Exeter, EX2 4TJ

4 Bedrooms. 3 Receptions. Kitchen, Utility and Downstairs WC. Garage, Garden and Driveway. Many Period Features. Highly Sought After Location

4 Bed, St Leonard's

Spacious semi-detached 1930's property situated in the highly sought after area of St Leonard's, within close proximity of the Magdalen Road village shops, Exeter University St Luke's Campus, Wonford Hospital, local schools and other local amenities. The property is also situated within walking distance of Exeter City Centre with its wide range of shops and restaurants, and benefits from good access to the M5 motorway. The property comprises a bay-fronted lounge, study and separate dining room, kitchen, utility, downstairs WC, bathroom, separate WC and four bedrooms. Externally, there is a driveway with parking for 4 vehicles and a single garage. There is also a beautiful, fully enclosed garden to the rear which benefits from a variety of plants, shrubs and flowers. This property still has many of the period features including picture rails and wooden framed windows. For sale with no upward chain, viewing is highly recommended in order to fully appreciate the size, location and potential of this property.

The Accommodation Comprises:

Entrance and Hallway

A wooden front door provides access to the entrance vestibule where there is a coat hanging area and tiled floor. A wooden internal door leads into the main hallway of the property where there are doors to the lounge, dining room and study. Stairs, with an under stair storage cupboard, lead up to the first floor landing. This area also benefits from a picture rail and gas central heating radiator.

Lounge

17' 1" x 12' 11" max into bay (5.231m x 3.944m)
A good sized room benefiting from a bay window to the front aspect, picture rail, gas central heating radiator, TV point and an electric fire point.

Study

12' 9" x 11' 10" max (3.911m x 3.613m)
This second reception room has a large window to the front aspect and a door to a built-in storage cupboard. There is also a gas central heating radiator, picture rail and further storage space to the alcove.



Dining Room

13' 9" x 12' 9" max (4.212m x 3.913m)
The dining room benefits from views of the garden from a window to the rear aspect. There is an electric fire point with tiled surround, built-in storage into the right alcove and a pantry fitted with shelves. There is also a picture rail, gas central heating radiator, TV point and door to the kitchen.

Kitchen

8' 11" x 8' 3" + door recess (2.720m x 2.528m)
The kitchen has been fitted with a range of matching base and wall units with roll edge work tops. There is a sink, an electric cooker point, wall mounted boiler, window mounted extractor fan, gas central heating radiator, tiled splash backs and a window to the side aspect. A door provides access to the rear vestibule where there is tiled flooring and doors to the driveway / garden, utility and downstairs WC.

Utility

Convenient space with plumbing for a washing machine and tumble dryer. This area also benefits from shelving.

Downstairs WC

Comprising a low level WC, pedestal wash hand basin with tiled splash back and an obscure window to the rear aspect. This room also benefits from a wall mounted electric heater.

Stairs and Landing

The stairs with wooden banister lead up to the landing where there are further steps leading off to the right and left. There are doors to the bathroom and separate WC on the right, and a galleried landing with doors to the four bedrooms and walk-in storage cupboard is on the left. There is also a window to the side aspect.

Bathroom

9' 0" x 5' 8" (2.765m x 1.734m)
Bathroom comprising cast iron bath with thermostatic shower over, a wash hand basin and door to the airing cupboard which houses the hot water tank. There is an obscure glazed window to the rear aspect, gas central heating radiator and access to the partially boarded loft.

