

Bedroom 2

11' 10" x 11' 4" max (3.613m x 3.458m)

Good sized double bedroom with bay window to the rear corner which benefits from views across to the hills and fields on the outskirts of Exeter. This room also has period built-in cupboards, a picture rail and gas central heating radiator.

Bedroom 3

14' 7" x 12' 2" max (4.470m x 3.724m)

Currently in use as a playroom, this room would also make a good-sized third bedroom with bay sash window to the side aspect benefiting from views of the surrounding hills and fields. There are period built-in cupboards, a picture rail and gas central heating radiator.

Bathroom

7' 6" x 6' 2" (2.289m x 1.901m)

The bathroom comprises a low level WC, pedestal wash hand basin and bath with electric shower over and tile surround. There is a sash window to the side aspect and a gas central heating radiator.

Second Floor Landing

From the second floor landing, doors lead to bedrooms 4 and 5, the airing cupboard and a further storage cupboard. There is also a Velux skylight to the rear aspect.

Bedroom 4

17' 10" x 11' 1" max (5.452m x 3.396m)

The fourth double bedroom benefits from far reaching views across Exeter, including the cathedral, and beyond. There are two large storage cupboards into the eaves and a gas central heating radiator. a small hatch to the loft.

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.

Bedroom 5

12' 6" x 12' 3" (3.830m x 3.739m)

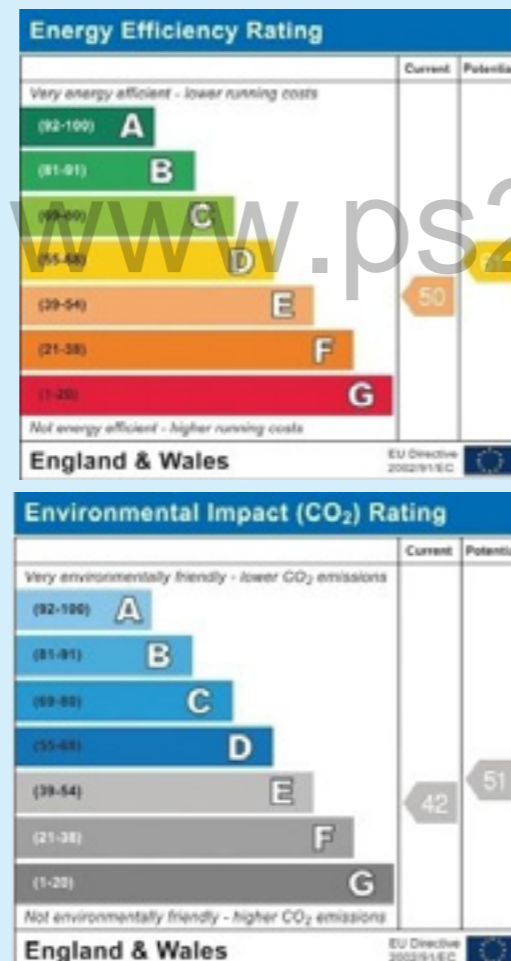
This fifth double bedroom benefits from a sash window to the rear aspect, a large storage cupboard into the eaves and a gas central heating radiator. There is also a small hatch to the loft.

Front Garden

The property is set back from the pavement and is approached via a quarry tile path and small front garden with a flower bed and hedge.

Rear Garden

To the rear of the garden there is a fully enclosed, low maintenance garden with wood decking and paved patio. There is also an up and over door to a single garage which, although no longer used to store a car, could offer the potential of off-road parking.



£399,950

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

5 Double Bedrooms. Spacious Lounge Dining Room. Modern Kitchen Breakfast Room. Many Period Features. Rear Garden. Fantastic St Leonard's Location

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Marlborough Road, EXETER

Impressive three storey Victorian end of terrace house situated in the highly sought after area of St Leonard's within close proximity of Exeter City Centre and the 'Magdalen Village' shops, doctors' and dentist surgeries. The property is also ideally placed for access to the RD+E Hospital, University of Exeter St Luke's campus and a variety of popular primary and secondary schools.

This beautifully presented property offers spacious accommodation on all floors and manages to successfully combine an array of period features with modern, contemporary living. From the wood sash bay windows and cast iron fireplaces to the far reaching views which range from Exeter Cathedral to the hills beyond Exeter; this property has so much to offer those looking for a light and airy property in the city.

In brief, the accommodation comprises a spacious triple aspect lounge diner, modern kitchen breakfast room, a downstairs WC, 5 bedrooms and a bathroom. Externally there is a low maintenance rear garden which provides a perfect setting for alfresco dining. The property has been fitted with gas central heating throughout, serviced by a combination boiler and is well presented in neutral tones.

In order to fully appreciate the size and superb location of this property, internal viewing is highly recommended.

The Accommodation Comprises:

Entrance

A wooden door provides access to the entrance vestibule which benefits from quarry floor tiles and a wooden door with stain glass window leads into the main hallway of the property.

Hallway

From the hallway there are doors to the lounge dining room, kitchen and under stair storage cupboard and a staircase with wooden banister and balustrade leads to the first floor landing. The hallway benefits from oak flooring, decorative corbels and a gas central heating radiator.



Lounge Dining Room

26' 4" x 12' 7" max (8.042m x 3.840m)

A beautifully presented triple aspect open-plan lounge and dining room with impressive cast iron fireplace with marble hearth and surround. There is a box bay with wooden sash windows to the front aspect, a sash window to the side and a further bay to the rear corner. This room is currently used as a lounge but could also be utilised as a lounge and dining area. There are two gas central heating radiators in this room.

Kitchen Breakfast Room

18' 1" x 12' 1" max (5.517m x 3.705m)

The modern kitchen has been fitted with a matching range of base and wall units with display cabinets and black gloss roll edge work tops. There is a 1.5 bowl sink and Hotpoint gas range cooker as well as plumbing for a dishwasher and washing machine. The kitchen also has wall tiles and a gas central heating radiator. A door leads to the downstairs cloakroom and uPVC double glazed doors provide access to the rear garden.

Cloakroom

Downstairs cloakroom comprising a close coupled WC and wall mounted combination boiler. An obscure window is to the rear aspect.

First Floor Landing

Doors lead to three of the five bedrooms and bathroom. There is also access to the partially boarded loft. A second flight of stairs leads up to the second floor landing.

Bedroom 1

15' 6" x 14' 2" (4.737m x 4.326m)

Spacious dual aspect master bedroom with cast iron fireplace with wood surround and mantle, picture rail and wall length fitted cupboards. There is a box bay window to the front aspect with views towards Exeter Cathedral and a further sash window to the side aspect. There is also a picture rail and gas central heating radiator.

