

Study

7' 1" x 6' 4" (2.18m x 1.95m)

A useful study space with stripped pine floorboards, a gas central heating radiator and a uPVC double glazed window to the front aspect.

Bedroom3

12' 0" x 10' 6" (3.66m x 3.21m)

A good sized double bedroom with stripped pine floorboards, a ceramic pedestal wash basin with tiled splash back, picture rail, a gas central heating radiator and a sash window to the rear aspect overlooking the garden.

Bathroom

8' 0" x 4' 7" (2.46m x 1.41m)

The bathroom comprises a free standing cast iron bath with mains shower above, tiling to the side and wooden panelling at the end housing the taps. There is also a pedestal wash basin, heated towel rail, stripped pine floorboards, spotlights and an obscure glass window to the rear aspect.

WC 1

With a small step up to a close coupled WC, a pedestal wash basin with tiled splash back, stripped pine floorboards and a pane of glass to provide borrowed natural light from above the second staircase.

WC 2

Situated adjacent to WC 1 and comprising a low level WC, stripped pine floorboards and a single glazed window to the side aspect.

Top Floor Landing

Stairs lead up from the first floor to a small landing with doors leading either side to bedrooms four and five.

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Bedroom 4

18' 8" x 11' 2" (5.71m x 3.42m) with reducing head height

Another double bedroom with exposed beams, a single glazed window to the side aspect and a uPVC double glazed dormer window looking out to the front aspect.

Bedroom 5

11' 0" x 10' 7" (3.36m x 3.25m) with reducing head height

A good sized single bedroom with storage space, exposed wooden beams and a uPVC double glazed dormer window to the front aspect.

Garage

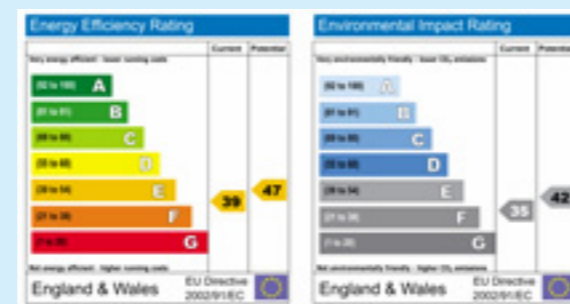
21' 7" x 7' 9" (6.59m x 2.38m)

An integrated garage with wooden double doors at the front and with power and light. There is a door at the rear leading to the utility space.

Outside

The rear garden is made up of a lawn area, a paved patio, a lean-to providing a storage area, a pond, various plants and shrubs and a summer house in the corner.

To the front of the property is a driveway with parking for two cars and a planted area with flowers, plants and small trees. There is also a brick wall with a wooden gate, enclosing the front drive.



£299,950

117 Topsham Road, St Leonard's, EXETER, Devon, EX2 4RE

5 Bedrooms. 2 Reception Rooms. Kitchen Breakfast Room.
Private Parking and Garage. Period Features. Sought After Location.

5 Bed, St Leonard's

This beautifully presented and extremely spacious Victorian end of terrace house is located in one of the most desirable locations in Exeter. Situated within the Parish of St Leonard's along Topsham Road, the property is within walking distance of nearby primary and secondary schools and has good access to other amenities via bus routes to the city centre and to the popular out of town retail parks.

The property itself boasts many period features including stripped pine floorboards, Victorian bay windows in both the lounge and dining room as well as in two of the first floor bedrooms, two wooden staircases, exposed brick fireplaces and exposed beams on the top floor. In brief the accommodation comprises five bedrooms, four of which are doubles, a separate lounge and dining room, kitchen breakfast room, a utility space, a study, a bathroom and two cloakrooms. There is also an integrated garage, front and rear gardens and parking at the front of the property for two cars.

This property also benefits from uPVC double glazing and gas central heating. In all this property has much to offer in terms of both size and space and further viewing comes very highly recommended.

The Accommodation Comprises: Entrance and Hallway

A solid wooden front door with obscure glass panels leads to an entrance hall with stripped pine floorboards, picture rail and a gas central heating radiator. There are also doors to the lounge, dining room and kitchen, as well as stairs leading to the first floor with storage underneath.

Lounge

16' 5" x 10' 6" (5.02m x 3.21m) into bay and alcoves
The lounge boasts many features with a uPVC double glazed Victorian bay window to the front, a brick fireplace with slate hearth housing a wood burner and with alcoves either side and stripped pine floorboards with wooden skirting. There is also a gas central heating radiator.

Dining Room

16' 5" x 10' 6" (5.02m x 3.21m) into bay and alcoves
Similar to the lounge, the dining room features a Victorian bay window to the front with uPVC double glazing and a brick built feature fireplace with slate hearth and an alcove to the side. There are also stripped pine floorboards, wall lights and a gas central heating radiator.



Kitchen Breakfast Room

18' 0" x 11' 5" (5.51m x 3.49m) max

A spacious kitchen breakfast room comprising wooden base units and cupboards with roll edge worktops, a ceramic Belfast sink with mixer tap, a 5 ring Kenwood gas hob and electric oven with stainless steel extractor fan above, space for a fridge freezer and a dishwasher and also plenty of room for a dining table and six chairs. There are also three built-in cupboards, one housing the boiler, another housing the hot water tank and a final cupboard under the stairs housing the washing machine. A uPVC double glazed triple window with slate sill is located above the sink giving views of the garden and a further window with slate sill also faces the rear aspect with views of the garden. Doors lead back to the hallway and to the utility space.

Utility Space

A useful extra space housing the second staircase leading to the first floor. There are stripped wooden pine floorboards, a gas central heating radiator, space for a fridge freezer and doors to the kitchen and garage. A further door leads to the rear garden and there is also a large single glazed window which looks out to the garden.

Stairs and Landing

Stairs lead up from both the hallway and the utility space to either end of the first floor landing. Doors lead off this landing to bedrooms one, two and three as well as the study, bathroom and two WCs. There is also a gas central heating radiator and a uPVC double glazed window to the rear aspect above the second stairway. Stairs lead on up to the top floor where bedrooms four and five are located.

Master Bedroom

16' 6" x 14' 7" (5.04m x 4.47m) plus bay window

An impressive sized master bedroom with a uPVC double glazed Victorian bay window to the front aspect and a further double glazed window, also to the front aspect. There are stripped pine floorboards, a ceramic pedestal washbasin with tiled splash back, picture rail and a gas central heating radiator.

Bedroom 2

16' 6" x 10' 5" (5.03m x 3.2m) into bay

A double bedroom with a uPVC double glazed bay window to the front aspect, stripped pine floorboards, picture rail, built-in storage cupboard and shelving in alcoves either side of the chimney breast, and a gas central heating radiator.

