

PROOF COPY

Signed \_\_\_\_\_  
Date: \_\_\_\_\_

**35 ST LEONARDS AVENUE  
ST LEONARDS  
EXETER  
EX2 4DL**



**£340,000 FREEHOLD**



A delightful bay fronted Victorian style mid terraced house located within this highly desirable residential location convenient to local amenities, Exeter city centre and quayside. Spacious characterful accommodation. Two double bedrooms. First floor bathroom with separate cloakroom. Reception hall. Sitting room. Dining room. Kitchen/breakfast room. Double glazing. Gas central heating. Delightful enclosed rear garden. A lovely characterful home. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISSES (All dimensions approximate)**

Part glass panelled front door leads to:

### **ENTRANCE VESTIBULE**

Decorative tiled flooring. Cloak hanging space. Doorway opens to:

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Stairs rising to first floor. Telephone point. Exposed wood panelled door leads to:

### **SITTING ROOM**

12'4" (3.76m) into bay x 11'0" (3.35m) into recess. A characterful room with exposed wood flooring. Radiator. Inset grate providing real open fire, raised hearth and wood mantel over. Fitted shelving into alcoves. Original coved ceiling. Double glazed sash bay window to front aspect with outlook over neighbouring area towards Exeter riverside and beyond.

From reception hall, part glass panelled exposed wood door leads to:

### **DINING ROOM**

10'10" (3.30m) excluding recess x 10'4" (3.15m). Exposed wood flooring. Original storage cupboards built into alcoves. Part exposed brick fireplace with wood burning stove, raised hearth and wood mantel over. Understair storage cupboard. Radiator. Sash window to rear aspect. Large square opening to:

### **KITCHEN/BREAKFAST ROOM**

14'2" (4.32m) x 10'0" (3.05m). Fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces with decorative tiled splashback. Belfast style sink unit with traditional style mixer tap. Fitted oven. Five ring gas hob. Space for upright fridge freezer. Integrated washing machine. Integrated slimline dishwasher. Radiator. Inset LED spotlights to ceiling. Double glazed window to rear aspect with outlook over rear garden. Double glazed double opening doors provide access and outlook to rear garden.

### **FIRST FLOOR HALF LANDING**

Attractive coloured glass panelled exposed wood door leads to:

### **BATHROOM**

8'0" (2.44m) x 7'6" (2.29m). Comprising panelled bath with fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Exposed wood flooring. Extractor fan. Airing cupboard, with fitted shelf, housing boiler serving central heating and hot water supply. Double glazed window to rear aspect with pleasant outlook over neighbouring allotments and beyond.

From first floor half landing, door to:

### **SEPARATE CLOAKROOM**

Comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Exposed wood flooring. Extractor fan.

### **FIRST FLOOR FULL LANDING**

Access, via folding wooden ladder, to insulated and part boarded roof space with electric light. Exposed wood panelled door leads to:

### **BEDROOM 2**

10'6" (3.20m) x 9'2" (2.79m). Radiator. Fitted storage cupboard and hanging rail built into alcove. Feature cast iron fireplace. Fitted shelving. uPVC double glazed window to rear aspect with outlook over neighbouring allotments.

From first floor full landing, exposed wood panelled door leads to:

### **BEDROOM 1**

13'4" (4.06m) x 12'0" (3.66m) maximum into bay. Feature cast iron fireplace. Built in wardrobe. Fitted shelving. Radiator. Double glazed sash bay window to front aspect with outlook over neighbouring area including Exeter riverside and beyond.

### **OUTSIDE**

To the front of the property is a raised area of garden. Pathway and steps lead to the front door. The rear garden consists of a raised decked terraced and shaped area of lawn with surrounding shrub beds. The rear garden is enclosed to all sides whilst backs on to neighbouring allotments.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

#### **DIRECTIONS**

From Exeter city centre proceed into Holloway Street which in turn becomes Topsham Road, and continue along taking the 3<sup>rd</sup> right hand turning, just past St Leonards Church, into Weirfield Road. Turn immediately right again into St Leonards Avenue.

#### **VIEWING**

**Strictly by appointment with the Vendors Agents.**

#### **AGENTS NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **AGENTS NOTE MONEY LAUNDERING POLICY**

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

#### **REFERENCE**

**CDER/0126/9110/AV**

**AWAITING  
FLOOR PLAN**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80			
55-68		Awaiting EPC Information	
39-54	E		
21-38	F		
1-20	G		