



**10 CURIE MEWS  
ST LEONARDS  
EXETER  
EX2 4TB**



**£475,000 FREEHOLD**



A beautifully presented three storey townhouse. Situated within this highly sought after residential development. Convenient to local amenities, Exeter city centre and the Royal Devon & Exeter hospital. Three/four bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Ground floor cloakroom. Modern kitchen/breakfast room. Separate dining room/bedroom four. Gas central heating. Delightful enclosed rear garden enjoying southerly aspect. Garage. Pleasant outlook over neighbouring area and beyond. A fabulous family home. A must see property. No chain. Viewing highly recommended.

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

Canopy entrance with courtesy light. Front door, with double glazed windows, leads to:

### **RECEPTION HALL**

Spacious hallway with radiator. Cloak hanging space. Coved ceiling. Telephone point. Stairs rising to first floor. Smoke alarm. Thermostat control panel. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap. Half height tiled wall surround. Tiled floor. Extractor fan. Heated ladder towel rail.

From reception hall, door leads to:

### **KITCHEN/BREAKFAST ROOM**

12'8" (3.86m) x 9'2" (2.79m). A modern kitchen comprising a range of matching gloss fronted base, drawer and eye level cupboards with concealed lighting. Wood effect work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Rangemaster cooker which is dual fuel has five ring gas burners, large electric fan oven/grill together with a smaller traditional oven/grill. Double width filter/extractor hood over. Pull out larder cupboard. integrated Neff fridge freezer. Plumbing and space for washing machine. Plumbing and space for dishwasher. Radiator. Space for table and chairs. Wall mounted boiler serving central heating and hot water supply (installed 2020). uPVC double glazed window to front aspect with pleasant outlook over neighbouring area.

From reception hall, door to:

### **DINING ROOM/BEDROOM 4**

12'6" (3.81m) x 11'5" (3.48m) maximum reducing to 8'6" (2.59m). Radiator. Coved ceiling. Deep understair storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Radiator. Smoke alarm. Stairs rising to second floor. Door to:

### **SITTING ROOM**

16'4" (4.98m) x 12'5" (3.78m). A spacious light and airy room with marble effect fireplace, raised hearth and inset living flame effect electric fire. Two radiators. Coved ceiling. Two uPVC double glazed double opening French doors, with Juliet balcony, with pleasant outlook over neighbouring area.

From first floor landing, door to:

### **BEDROOM 3**

12'6" (3.81m) x 8'6" (2.59m). Radiator. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

### **SECOND FLOOR LANDING**

Smoke alarm. Access to roof space. Airing cupboard, with fitted shelf, housing hot water tank (installed 2022). Door to:

### **BEDROOM 2**

12'5" (3.78m) maximum into wardrobe space x 8'8" (2.64m). Radiator. Built in triple wardrobe. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

From second floor landing, door to:

### **BEDROOM 1**

12'5" (3.78m) into wardrobe space x 9'4" (2.84m). Radiator. Built in triple wardrobe. Television aerial point. Telephone point. Two uPVC double glazed windows to front aspect again with pleasant outlook over neighbouring area. Door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising tiled shower cubicle with fitted shower unit. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Tiled floor. Shaver point. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

From second floor landing, door leads to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit, glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap. Half height tiled wall surround. Heated ladder towel rail. Shaver point. Extractor fan. Inset LED spotlights to ceiling.

### **OUTSIDE**

To the front of the property is an area of garden well stocked with a variety of young and maturing shrubs and plants. Water tap. Dividing pathway leads to the front door, with courtesy light. The property in question also benefits from a

### **GARAGE**

With power and light, which is situated opposite the property in question (1<sup>st</sup> garage to the right). Leasehold (peppercorn ground rent)

The rear garden is a particular feature of the property enjoying a southerly aspect whilst consisting of an attractive paved patio. Side shrub beds again well stocked with a variety of maturing shrubs and plants including roses. Dividing shaped pathway leads down to

the lower end of the garden with circular paved patio providing additional seating area. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

#### SERVICE CHARGE

The property is situated in a private road location with a management company set up. We understand the current cost is £215.47 per annum (payable 1<sup>st</sup> January of every year).

#### TENURE FREEHOLD

#### DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing Devon County Hall and the Buckerell Lodge and at the traffic light junction turn left into Barrack Road. Proceed along taking the 4<sup>th</sup> left into Fleming Way which then connects to Curie Mews where the property in question will be found towards the end of the cul-de-sac on the right hand side.

#### VIEWING

Strictly by appointment with the Vendors Agents.

**SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE**

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#### 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 investigations 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 investigate 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.

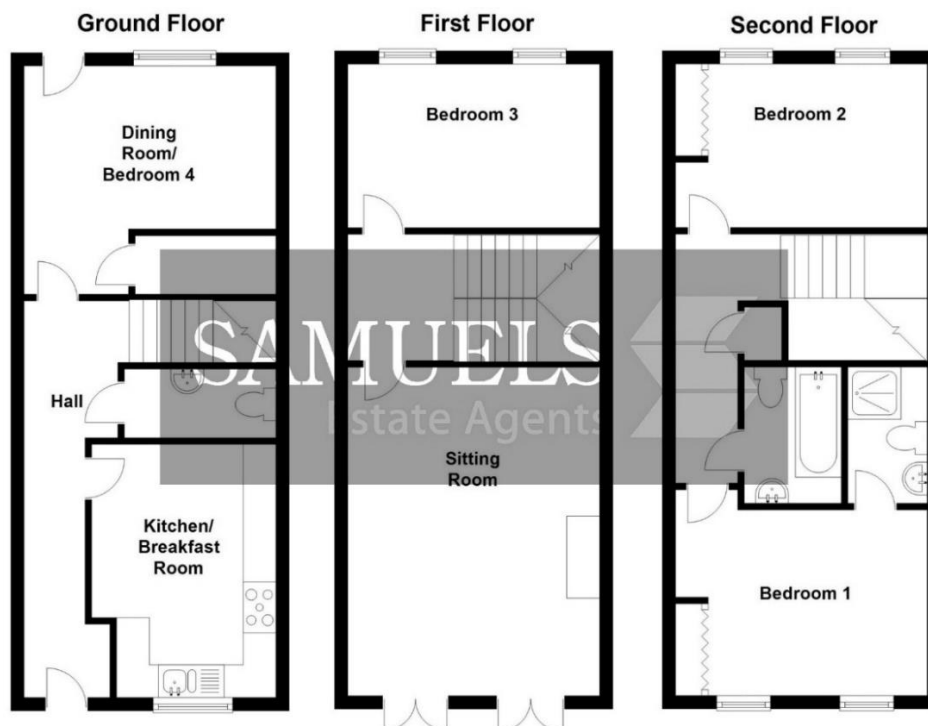
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### 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/0424/8594/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		