



East of 
ESTATE AGENTS

Rivermead Road
St Leonards £450,000

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A charming 1930's semi-detached, three bed property in the popular location of Rivermead Road, St Leonard's. The property has all the character of this period with beautiful box bay windows to the front but is in need of some modernisation. On the ground floor there are two reception rooms, kitchen and conservatory, and three bedrooms and family bathroom above. To the rear is a charming south-west facing rear garden that over looks 'Belle Isle Park' and the river beyond, and the property is ideally located for access into the city and to the local amenities and schools.

1930's Semi-Detached | Three Bedrooms

| Sought After Location | Lounge | Dining Room

| Kitchen | Rear Conservatory | Family Bathroom

| Lovely South West Facing Rear Garden with Shed

| In Need of Modernisation

Location

Rivermead Road is located in sought after residential area of St Leonards and runs alongside the east side of the River Exe and parallel to Topsham Road. To the front of the property a courtyard garden planted with bulbs sits behind a low brick wall with two large pillars and a path leading to the front door. To the side a shared driveway leads to the rear garden and a shed beside. A storm porch sits over a decorative leaded front door with matching side windows.

Entrance Hall

Access off from the hallway to the kitchen and reception rooms along with two cupboards under the stairs one of which houses the boiler.

Lounge 3.62m by 4.01m

First off from the hall is the lounge with its classic 1930's box bay window out to the front garden and a gas inset fire with tiled hearth and brick mantle over.



Dining Room 3.03m by 3.57m

Out to the rear is the dining room with patio sliding doors that look out over the conservatory and rear garden beyond. To the side is another gas fire with tile hearth and mantle.

Kitchen 2.12m by 2.43m

A galley kitchen has been fitted with cream wall and base units topped with a wood effect laminate work top with inset sink and finished with cream wall tiles.

Conservatory 4.07m by 1.58m

The rear conservatory with French doors opens right out onto the lovely rear garden. To the side a utility cupboard houses the washing machine and drier, alongside a downstairs W.C.

Bedroom Three 2.16m by 2.43m

First off the landing is bedroom three. The smaller of the rooms but is a generous single room that has fantastic views out over the rear garden and on over the Belle Isle Park, the Exe river and on to Riverside Valley Park beyond.

Bedroom Two 3.02m by 3.57m

A spacious double room with built-in wardrobe around the fire breast and again some commanding views out over rear garden and the amazing green space beyond.

Bedroom One 3.62m by 4.01

A charming room with its beautiful box bay out to the front, and again more wardrobe storage built in to the chimney breast sides.

Family Bathroom 1.56m by 1.76m

The family bathroom has been fitted with a matching blue suite and finished with white speckled tiling. To the side is another period feature of a circular window.

Rear Garden

Steps lead down from the conservatory French doors to the tranquil south west facing rear garden. A path extends down the side of the shed running alongside a long lawn edged with flowering bulbs, shrubs and Cornish palms to the bottom of the garden.

Garden Shed 2.12m by 4.16m

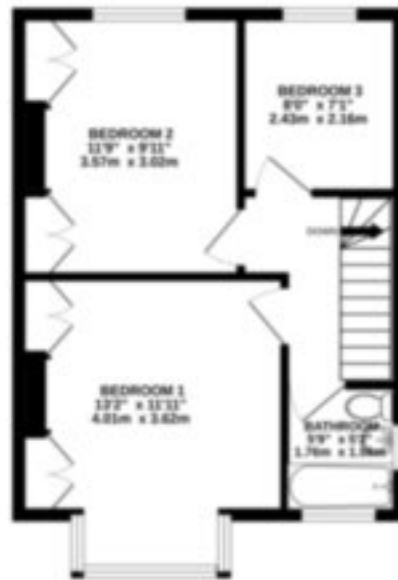
Formerly a garage, a set of French doors has been added to the front of the shed.



GROUND FLOOR
472 sq ft. (43.8 sq m.) approx.



1ST FLOOR
290 sq ft. (26.2 sq m.) approx.



OUT BUILDINGS



TOTAL FLOOR AREA : 962 sq ft. (89.3 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.