



East of   
ESTATE AGENTS

## Fleming Way

St Leonards, Exeter £450,000

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A three/four bedroom mid-terrace town house with rear garden and garage in the highly sought after St Leonards location. Fleming Way is situated in the popular Gras Lawn & Wellingtonia Park development and is conveniently located for the Royal Devon & Exeter Hospital, Nuffield Hospitals, numerous well renowned schools, and also within easy reach of Heavitree and the city centre. The property enjoys generous accommodation throughout with a kitchen/breakfast room, cloakroom, and dining room on the ground floor, a large lounge and bedroom to the first floor, and two further bedrooms and family bathroom on the second floor. No Onward Chain.

## Three Storey Town House

- | Three/Four Double Bedrooms with Master En-Suite
- | Kitchen/Breakfast Room | Dining Room
- | First Floor Lounge | Family Bathroom
- | Rear Garden | Garage | Sought after Location
- | No Ongoing Chain

## Approach

Fleming Way is part of the beautiful Gras Lawn & Wellingtonia Park Estate and is distinguishable by its striking rows of curved town houses. Set back off Barrack Road, which runs between Topsham Road and Heavitree the property is ideally located for the two main hospitals and many renowned schools as well as for access into the city. To the front, the property is set behind a laurel hedge with railings and a storm porch sits above the front door.

## Hallway and Landing

Access off from the hallway to the kitchen and reception rooms with first and second floor landings. On the second floor landing a cupboard house the main heating and access to the loft via a hatch.

## Kitchen/Breakfast Room 2.71m by 3.75m

The kitchen has been fitted with ample wood effect wall and base units with built-in fridge/freezer, all topped with a



black granite effect laminate work top with inset sink and finished with white wall tiles. Centre stage is a large Belling dual fuel range with gas hob.

**Cloakroom** 2.4m by 0.90m

Just to the side of the stairs a cloakroom has been fitted with wash hand basin and a close coupled WC.

**Dining Room/Bedroom Four** 4.60m by 3.65m

To the rear of the property, the dining room has access out to patio and the rear garden, and has a storage cupboard below the staircase. This room is easily interchangeable to accommodate a fourth bedroom if required.

**Lounge** 3.75m by 4.84m

The very spacious first floor lounge has a pair of distinctive inward opening French Doors with railings to the outside that make the room feel light and airy whilst giving it character. To the centre is an electric fire on a marble hearth with white wooden mantle piece.

**Bedroom Three** 4.60m by 2.59m

Duplicating the dining room below, bedroom three like all the bedrooms is a substantial room with twin windows out over the rear garden.

**Bedroom Two** 4.60m by 2.59m

Up on the second floor and similar in character to bedroom three below, this room benefits from a built-in wardrobe.

**Family Bathroom** 1.99m by 1.96m

The family bathroom has been fitted with a white bathroom suite with a shower and shower screen above the bath and all finished with white mosaic tiling with decorative bordering.

**Master Ensuite** 3.97m by 2.67

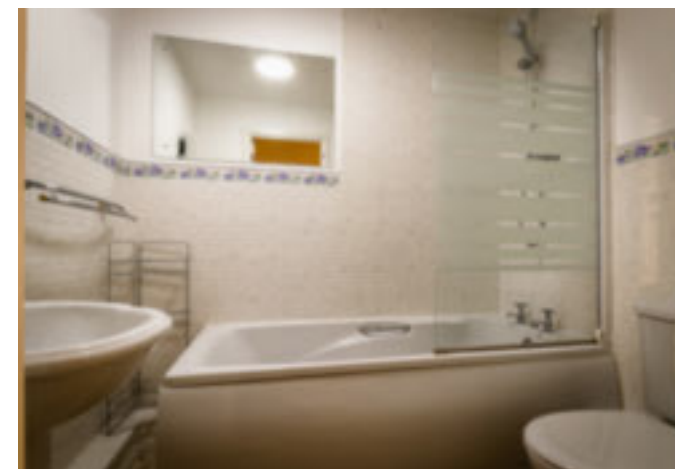
With southerly views out over the front of the property the master en-suite has a built-in wardrobe, with an en-suite fitted with a corner shower cubicle, matching W.C and basin and finished with fawn coloured wall tiles.

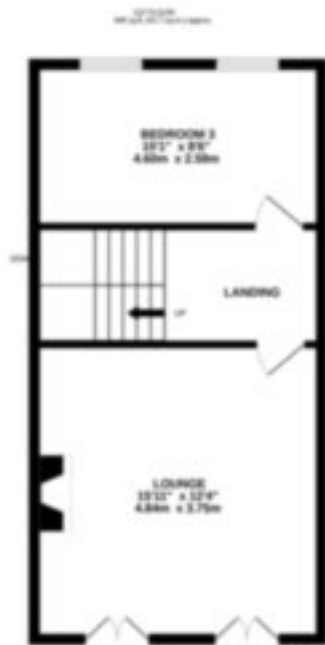
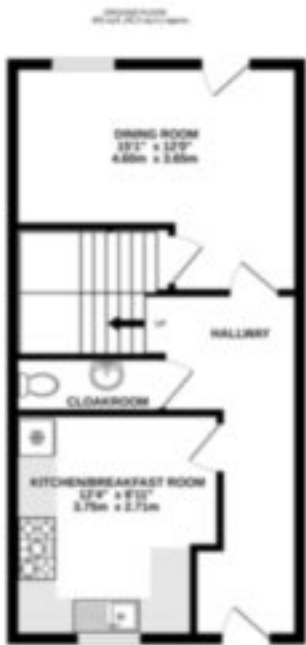
**Garden**

Accessed out from the dining room a patio runs across the length of the property. A low wooden fence separates a lawn area with vegetable bed to the side, and to the rear a gate located in the back fence leads to the garage block behind.

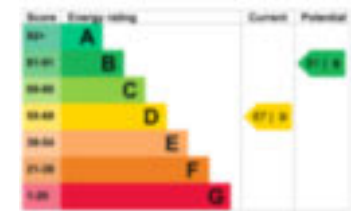
**Garage** 2.50m by 5.09m

Approached through the large archway in the centre of the terrace is the rear garage and parking. Number four's garage is in the first garage in the last block on the right hand side and is fitted with an up-over door and has light and power installed.





TOTAL FLOOR AREA : 1358 sq ft (126.2 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.