



East of   
ESTATE AGENTS

Veitch Close

St Leonards, Exeter £475,000



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A spacious three storey town house, with four double bedrooms, rear garden and two parking spaces in the sought after area of St Leonards. Veitch Close 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 lounge on the ground floor, two bedrooms and family bathroom to the first floor, and two further bedrooms and shower room on the second floor. No Onward Chain.

## Three Storey Town House

- | Four Double Bedrooms with Master En-Suite
- | Open Planned Kitchen/Diner | Large Lounge
- | Family Bathroom & Shower Room
- | Downstairs Cloak Room | Rear Garden
- | Two Allocated Parking Spaces
- | Sought After St Leonard's Location

## Approach

Veitch Close is part of the beautiful Gras Lawn & Wellingtonia Park Estate and set back off Barrack Road, which runs between Topsham Road and Heavitree, and just behind County Hall. 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 is one of the two allocated parking spaces, with the second adjacent. The property is set behind a small gravel garden with a pair of trees to the side of the front door with a storm porch above.

## Hallway and Landing

Access off from the hallway to the kitchen and reception rooms with first and second floor landings. On the first floor landing a cupboard houses the hot water tank and access to the loft via a hatch up on the second floor.



### **Kitchen/Dining Room** 3.30m by 4.92m

The kitchen has been fitted with ample shaker style wall and base units with a marble effect work top with inset sink and gas hob, and finished with decorative wall tiles. The oven, dishwasher and fridge freezer have all been built in with space left for white goods. Opened off, the dining room takes full advantage of a pair of French doors that open out to the patio and the rear garden beyond.

### **Cloakroom**

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

### **Lounge** 3.22m by 4.92m

The spacious lounge has a pair of French doors out onto the rear garden and to the centre is a marble hearth with white wooden mantle surround.

### **Master En-Suite** 3.22m by 4.92m

The master en-suite is a charming room with dual aspect windows, with views out over the rear garden and further onto the gardens of Deepdene Park behind. The en-suite has been fitted with a shower cubicle and matching white W.C and basin and finished with anthracite wall tiles.

### **Bedroom Two** 2.68m by 3.38m

A lovely size room which again has a beautiful vista window out over the rear garden.

### **Family Bathroom** 2.68m by 1.54m

The family bathroom has been fitted with a bath with matching white W.C and basin and finished with grey wall tiled and a decorative mosaic tiles dado rail.

### **Bedroom Three** 3.17m by 4.13m

Up onto the second floor, and bedroom three is light and spacious with a south facing dormer window to the front and a velux to the rear letting the light flood in.

### **Bedroom Four** 2.68m by 4.13m

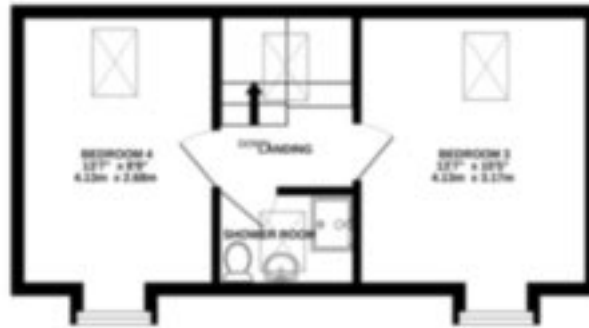
Bedroom four is again light and spacious with south facing window to the front and a velux to the rear.

### **Garden**

Accessed out from both the lounge and dining room, a patio runs across the length of the property and then to lawn which extends to the rear fence. To the side is a sizable garden shed with vegetable bed, and to the rear a gate located in the fence opens out onto a path along the back of the terrace and out to the front.



2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



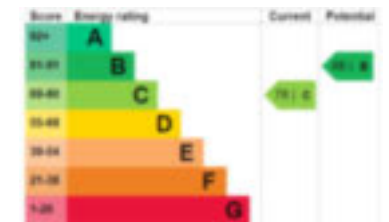
GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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.