



A beautifully presented mid terrace 3 bedroom town house in a much sought after address in St Leonards, Exeter close to the R D & E. The property is situated within a prestigious development overlooking a beautifully well kept green. Comprising of, living room, ground floor cloakroom, kitchen with door that leads out to a well kept West facing garden designed for ease of maintenance with a paved patio area adjoining the property, lawn garden area and a further paved sun terrace. The property is set out over 3 floors with 2 bedrooms and a family bathroom on the first floor and a master bedroom and en-suite occupying the whole of the second floor. The property benefits from a parking space and single garage in a nearby block. Chain Free.

Fleming Way
St Leonards £350,000

East of **EXE**

Fleming Way St Leonards £350,000

Mid Terrace Town House | Three Good Sized Bedrooms | Spacious living room | Attractive Kitchen/Breakfast Room | Downstairs Cloakroom | Master Bedroom with En-Suite | Modern Bathrooms | Landscaped West Facing Rear Garden | Garage and Parking | Chain Free

APPROACH

Covered entrance canopy. Part glazed composite door to entrance hallway.

ENTRANCE HALLWAY

Stairs to first floor. Coat hanging space. Solid oak flooring. Door to living room.

LIVING ROOM

Spacious living room with Upvc double glazed window to front aspect. Two radiators. Wall mounted modern electric fire. Fitted shelving. Matching solid oak flooring. Wall lighting. Recess spotlights. TV and telephone points. Door to understair cupboard. Door to inner hallway.

INNER LOBBY/CLOAKROOM

Inner Lobby:
Tiled floor. Radiator. Fitted shelving. Door to cloakroom.

Cloakroom:

Modern white suite comprising; low level w.c. and pedestal hand wash basin. Tiled floor. Radiator. Extractor fan.

KITCHEN/ BREAKFAST ROOM

Light and spacious kitchen/breakfast room with Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish with wood trim. Worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with cooker hood over. Integral fridge, freezer, dishwasher and washer/dryer. Matching wall unit housing Potterton gas boiler. Tiled floor. Radiator. Recess spotlights. Part glazed composite door to garden.

STAIRS/ LANDING

Stairs from entrance hallway to light and spacious first floor landing with Upvc double glazed window to front aspect. Stairs to second floor. Door to airing cupboard complete with hot water tank and shelving. Doors to bedrooms and bathroom.

BEDROOM TWO

Light and spacious double bedroom with two Upvc double glazed windows to rear aspect with outlook over the gardens. Radiator.

BEDROOM THREE

Spacious bedroom with Upvc double glazed window to front aspect. Radiator. Telephone point.

BATHROOM

Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer shower over. Tiled floor. Radiator. Extractor fan. Shaver point.

STAIRS/BEDROOM ONE

Stairs from first floor landing to small second floor landing with door to master bedroom. Light and spacious master bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Double doors to built-in wardrobe complete with hanging rail and shelf. Hatch to part boarded loft space. Door to en-suite.

ENSUITE

Good size en-suite with double glazed Velux ceiling window to rear aspect. Modern white suite comprising; low level w.c., pedestal hand wash basin and sliding glass doors to tiled shower enclosure with mixer shower over. Tiled floor. Shaver point. Extractor fan. Radiator. Door to large storage cupboard.

OUTSIDE

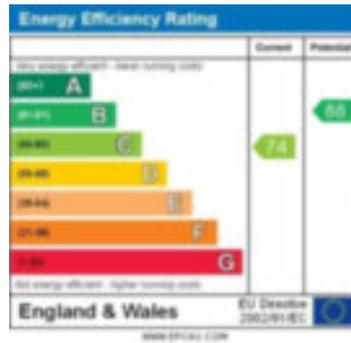
Front:
Small open front garden area planted with mature plants and shrubs and path to front door.

Rear Garden:

Attractive and tastefully landscaped rear garden featuring; patio area adjoining the property leading onto a garden area laid to level lawn with a low step leading to a further paved sun terrace. Outside tap. Gate to rear access.

Parking/Garage:

17' 0" x 8' 7" (5.18m x 2.62m) Up and over door to single garage with eaves storage, light and power. Located at the rear of the property in a block of garages. Parking available in front of garage for one vehicle



EAST DEVON OFFICE
Tel: 01392 877240
61 Fore Street Topsham
Exeter EX3 0HL

EXETER OFFICE
Tel: 01392 345070
18 Southernhay West
Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

East of **EXE**

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.