



East of   
ESTATE AGENTS

Fleming Way

St Leonards, Exeter £385,000



# Fleming Way

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A beautifully presented end of 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, sitting room, ground floor cloakroom, kitchen with door that leads out to a well kept south-westerly facing garden designed for ease of maintenance with a decked area adjoining the property, artificial lawn and a further 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.

- End Terrace Town House | Close to R D & E | Beautifully Presented Throughout
- | Landscaped Southerly Facing Rear Garden
- | Garage and Off-Road Parking
- | Three Bedrooms
- | Second Floor Master Bedroom and En-suite
- | Sitting/Dining Room
- | Modern Fitted Kitchen With Door To Garden
- | Sought After Location

## Approach

Covered entrance canopy, part glazed composite front door to entrance hallway, outside light.

## Entrance Hallway

Stairs to first floor, radiator, coved ceiling, quality wood effect vinyl flooring, door to lounge/dining room.

## Lounge/Dining Room 18' 10" x 9' 8" (5.74m x 2.95m) (max)

Spacious room with Upvc double glazed window to front aspect with outlook over the green area, coved ceiling, two radiators, TV point, door to understair cupboard, door to Kitchen, door to inner hallway.

## Inner Hallway

Coat hanging space, radiator, door to cloakroom.



**Cloakroom** 4' 9" x 3' 0" (1.45m x 0.91m)

Modern white suite comprising; low level w.c. and wash hand basin set in vanity unit with cupboard under, quality wood effect vinyl flooring, chrome ladder style radiator, part tiled walls, extractor fan.

**Kitchen** 13' 3" x 8' 5" (4.04m x 2.57m)

Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted kitchen with excellent range of base, wall, drawer, larder cupboard and shelving in high gloss white and grey combination with wood effect trim. Wood effect worktop with tiled surround and inset stainless steel sink with multi shower head flexible tap, integral electric double oven and gas hob with modern stainless steel cooker hood over, integral fridge, freezer, dishwasher and washer/dryer, matching wall unit housing recently updated Worcester gas boiler, quality wood effect vinyl flooring, part glazed composite door to garden.

**First Floor Landing**

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

**Bedroom Two** 13' 3" x 10' 11" (4.04m x 3.33m)

Spacious double bedroom with two Upvc double glazed windows to rear aspect with outlook over the gardens, radiator. TV and telephone points.

**Bedroom Three** 12' 0" x 6' 6" (3.66m x 1.98m)

Upvc double glazed window to front aspect with outlook over the green area, radiator, telephone point.

**Bathroom** 6' 6" x 5' 7" (1.98m x 1.7m)

Modern white suite comprising; low level WC, wash hand basin set in vanity unit with cupboard under and bath with tiled surround, glass shower screen and mixer shower, extractor fan, part tiled walls, chrome ladder style radiator, quality wood effect vinyl flooring, illuminated demister mirror.

**Second Floor Landing**

Stairs from first floor landing to small second floor landing with door to master bedroom.

**Master Bedroom** 16' 10" x 9' 7" (5.13m x 2.92m) (plus front window recess)

Large master bedroom with Upvc double glazed window to front aspect, radiator, hatch to loft space, TV and telephone points, door to deep walk-in wardrobe with censor light and fitted rails, door to en-suite.

**En-suite** 8' 4" x 6' 8" (2.54m x 2.03m) (plus deep shower recess and some height restriction)

Light and spacious en-suite with modern white suite comprising low level w.c., wash hand basin set in vanity unit with cupboard under and glass door to large tiled walk-in shower enclosure with large fitted overhead rain shower head and additional handset, Velux double glazed ceiling window with integrated blind, chrome ladder style radiator, recess spotlights, extractor fan, quality wood effect vinyl flooring, illuminated demister mirror.

**Front Garden**

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; decked patio area adjoining the property leading onto a garden area laid to artificial grass with low steps leading to a paved sun terrace, outside tap, bin store with integrated water butt, wall mounted manual awning. Gate to side access.

**Garage and Parking** 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.



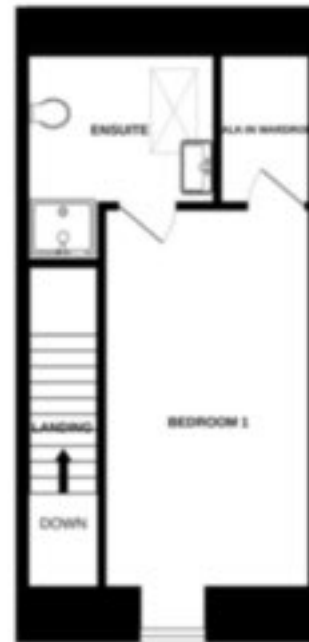
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown here are not intended and no guarantee as to their availability or efficiency can be given.  
Made with floorplan 1.0002

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

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