



East of 
ESTATE AGENTS

Rivermead Road
St Leonards £495,000

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A delightful 1930s semi-detached property located in the much sought after St Leonard's address, located just off Topsham Road and is within a short walking distance to the city centre along with the Nuffield and RD&E hospitals and within the catchment of the very popular St Leonard's Primary School. The property offers open planned living on the ground floor with a spacious lounge/diner, kitchen and conservatory, three bedrooms and a family bathroom on the first floor. The property has also been fitted with a solar photovoltaic system. The beautiful south-west facing rear garden offers magnificent views over the River Exe, and nearby Riverside valley country park. A gate from the garden gives direct access to the Riverside walk.

1930s Semi Detached | Three Bedrooms

| Open Planned Lounge/Diner | Kitchen

| Family Bathroom | Conservatory

| Downstairs W.C | Garage

| Delightful South West Facing Garden

| River Exe Views | Sought After Location

| 3.75kW Solar Photovoltaic System

APPROACH

The property is set back behind a low brick wall with decorative iron railings and gate. The front garden has been paved with beds for flowering plants and shrubs and a storm porch sits over the front door.

ENTRANCE HALL

Stairs lead up to the first floor with the cloakroom fitted with W.C and corner basin. To the side is an inset space for coats and shoe storage and a half glazed door leads into the reception rooms.

OPEN PLAN LOUNGE/DINER 4.05m by 3.79m (4.37m by 3.35m)

The lounge and dining room have been opened up together to form one beautiful open space. Off to the right the lounge offers a character bay window out to the



front of the property, whilst around to the left the dining room takes full advantage of the afternoon sun with views out through to the rear garden.

KITCHEN 3.03m by 2.20m

Open planned again open to the dining room, the kitchen has been fitted with a range of wood effect wall and base units topped with a black granite effect worktop with inset bowl and a half drainer sink and ceramic hob.

CONSERVATORY 5.32m by 2.78m

The beautiful rear conservatory commands delightful views out across the south-west facing rear garden, with a set of French doors opening out onto the decking.

BEDROOM THREE 2.47m by 2.20m

Currently utilised as the office, bedroom three is an ample single room with views out across the rear garden.

BEDROOM TWO 3.70m by 3.35m

Spacious double room which again commands spectacular views out across the rear garden and over the River Exe and Riverside Valley Park beyond.

BEDROOM ONE 4.22m by 3.63m

Located to the front of the property, bedroom one is a delightful room with the striking bay window overlooking the front garden.

FAMILY BATHROOM 2.23m by 1.93m

The family bathroom has been fitted with a bath with shower over, W.C and basin mounted into a blue wooden vanity unit with matching bath panel. The room has been finished with decorative grey and cream wall tiles with tiled dado border.

GARAGE 4.92m by 2.76m

Accessed along the side of the property the garage has a front facing up and over door and a side pedestrian door accessed from the garden.

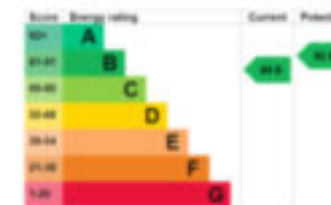
REAR GARDEN

The delightful rear garden is the real jewel in the crown with its most desirable views. A few steps lead down from the conservatory to a decked seating area where tucked into the corner is a beautiful fig tree. From here the garden opens out to a central lawn with flower beds to one side rich in an array of flower plants and shrubs, and to the other is a storage shed and green house with a raised vegetable garden beyond again. From the bottom of the garden views can be taken up and down the River Exe and a gate at the rear of the garden gives direct access out to the Riverside Valley Country walk.





TOTAL FLOOR AREA: 1061 sq.ft. (100.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix 12021



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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 illustrative 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.