

ZENITH, EXETER, EX2 4TE

GUIDE PRICE £450,000





A spectacular semi detached house on an exclusive gated development within the much sought after St. Leonards area, just minutes from Exeter City Centre.

The well appointed, spacious accommodation comprises an entrance hallway with downstairs cloakroom. A large open plan living room/dining space and contemporary kitchen has everything you may need together with three bedrooms, master en suite and further family bathroom.

Underfloor heating throughout the property is a great addition for the winter nights.

To the rear of the property, there is a delightful enclosed South facing courtyard garden perfect to enjoy for enjoying those hot summer days.

To the front, there is an allocated parking space behind the private electric gates.

**ENTRANCE HALLWAY** Stairs rise to the first floor. Oak flooring. Video entrance system. Alarm control panel. Central heating thermostat. Fitted storage cupboard.

**CLOAKROOM** Comprising a wash hand basin with mixer tap and tiled surround. Low level WC. Space and plumbing for a washing machine. Part tiled walls. Oak flooring. Obscure double glazed window.



### OPEN PLAN LIVING ROOM/KITCHEN/DINING AREA

A fabulous feature of the house with a light and airy feel. The living space features double glazed patio doors and windows open in front the rear garden. Oak flooring and ceiling spotlights. This area flows into the high quality contemporary kitchen and dining space comprising of a stainless steel sink unit with mixer tap set into the worktop with storage underneath. Extensive quartz worktops with a comprehensive range of white, high gloss storage cupboards beneath. Matching range of wall units with under lighting. Integrated appliances include a fitted oven, six burner gas hob with stainless steel extractor canopy, a dishwasher, under worktop fridge and separate freezer. Under stair storage cupboard with light. Plenty of space for a dining table and chairs. Oak flooring, ceiling spotlights and double glazed window to the front aspect.

**FIRST FLOOR LANDING** Skylight window. Fitted linen cupboard with slatted shelving. Airing cupboard housing the gas boiler and slatted shelving. Ceiling spotlights. Doors open to:

**BEDROOM ONE** A bright and spacious double room with double glazed window to the rear aspect enjoying a pleasant open outlook. Radiator. Ceiling spotlights. Door to:

**BEDROOM TWO** Dual aspect corner double glazed windows. Radiator. Ceiling spotlights.



**BEDROOM THREE** Large front aspect double glazed window. Radiator. Ceiling spotlights.

**EN-SUITE** A contemporary white suite comprising a wash hand basin with mixer tap. Close coupled WC. Tiled shower enclosure with mains shower unit and glazed curved screen. Chrome ladder style heated towel rail. Part tiled walls and tiled flooring. Ceiling spotlights.







**BATHROOM** Comprising a wash hand basin with mixer tap and tiled surround. Large mirror fronted storage unit above. Close coupled WC. Tile panelled bath with mains shower unit and glazed screen. Chrome ladder style heated towel rail. Part tiled walls and tiled flooring. Ceiling spotlights.

**OUTSIDE** The property is approached by a forecourt and secure gated entrance with video entrance system. There is an allocated parking space. The rear garden is a delightful enclosed, private south facing garden with quality paving and shrub surround.

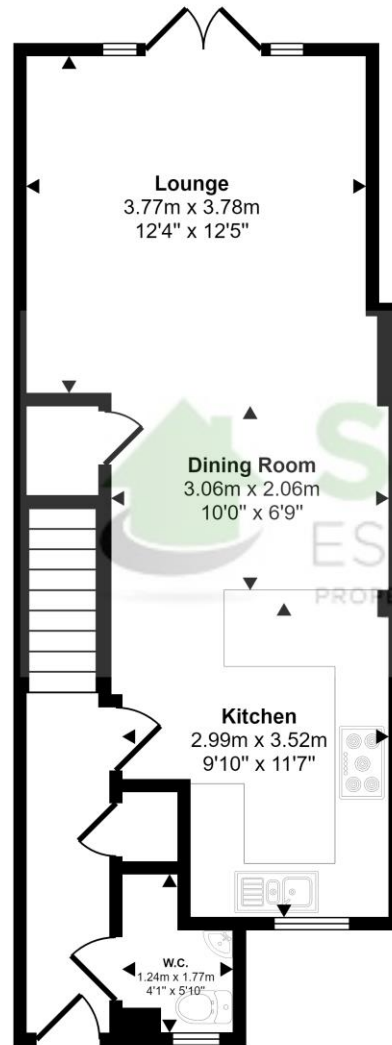
**DIRECTIONS** From the city centre proceed along Heavitree Road and turn right by St. Luke's College into College Road. At the end of the road turn left into Magdalen Road and the development will be found on the right hand side.

**OTHER DETAILS** - Freehold

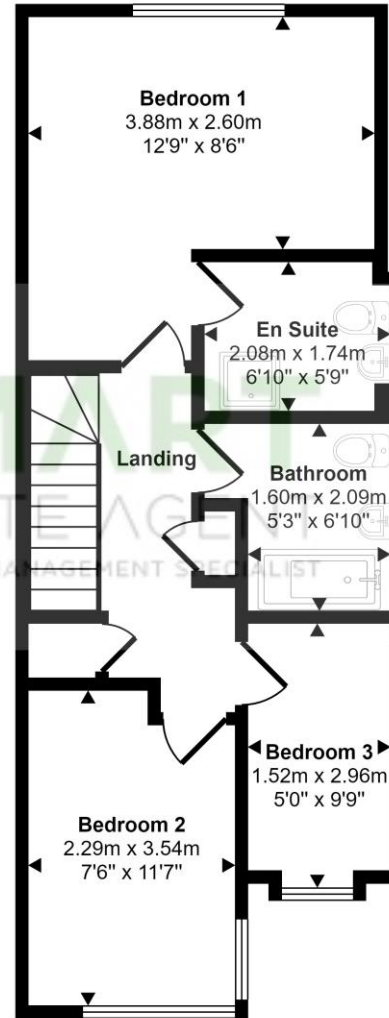
£114.00 per quarter Development Charge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area  
83 sq m / 894 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft



First Floor  
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.