





SUMMARY A modern three storey townhouse situated in a much sought after area of Exeter, on the edge of St. Leonards overlooking a communal green area and children's park. The property benefits from gas central heating and uPVC double glazed windows throughout.

The property is being offered to the market with no onward chain and the spacious accommodation comprises an entrance hallway, kitchen/breakfast room. Separate study/dining room or fourth bedroom and ground floor WC.

The first floor features a lovely light sitting room and a double bedroom with a Juliet balcony, whilst on the second floor there are two further double bedrooms, the principle room with an en suite and there is a family bathroom.

The property benefits from a low maintenance paved rear garden with a gate leading to a single garage with additional visitor's parking.



SITUATION Fleming Way is ideally situated close to the city centre, County Hall and the Royal Devon & Exeter and Nuffield Hospitals. The cathedral city of Exeter has a wide range of retail and leisure facilities including the Princesshay shopping centre. There are various excellent state and private schools, a college and University of Exeter. The city's historic quayside provides some

lovely riverside walks with its restaurants, pubs and coffee shops. A regular bus service runs nearby with Exeter also having a direct rail link to London Paddington and an expanding airport.

DIRECTIONS From Exeter city centre proceed out along Topsham Road (A3015), passing the County Hall on the left. At the traffic lights turn left onto Barrack Road and proceed up the hill. Fleming Way will be found on the left hand side just before the traffic lights.

ENTRANCE HALL Stairs to first floor. Radiator. Understairs storage cupboard and airing cupboard with hot tank. Telephone point.

BEDROOM 4/STUDY Double glazed window to front. Radiator. This room gives a certain flexibility to the accommodation.

CLOAKROOM Low level WC and pedestal wash hand basin. Radiator. Extractor fan.

KITCHEN/BREAKFAST ROOM Comprising a range of base cupboards, drawers and wall mounted units. Integrated fridge/freezer and dishwasher. Stainless steel one and a half bowl sink unit. Space and plumbing for washing machine. Fitted eight ring Flavel gas oven with Neff extractor hood over.



Space for table and chairs. Radiator. Under stairs storage cupboard. Double glazed window and door to the rear garden. Dimmer switch and TV aerial socket.

FIRST FLOOR LANDING Stairs rising to the second floor. Radiator.

BEDROOM THREE Double bedroom, fitted







wardrobes, french doors onto Juliet balcony. Radiator.

SITTING ROOM Bright and spacious reception room with two double glazed windows. Wood /marble effect fireplace with electric fire. Television aerial and telephone points. Two radiators.

SECOND FLOOR LANDING Access to the roof space. Cupboard housing the hot water tank.

BEDROOM TWO Double bedroom. Two double glazed windows overlooking the park to the front. Radiator. Built in wardrobes.

BEDROOM ONE Double bedroom. Two double glazed windows to rear. Radiator. Built in wardrobes. Television aerial and telephone points. Door to en suite bathroom.

EN SUITE Glass sliding doors to standing shower unit. Low level WC and pedestal wash hand basin. Extractor fan.

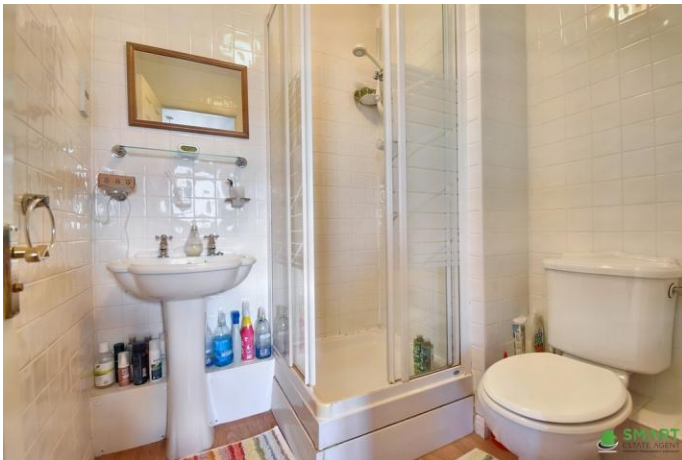
FAMILY BATHROOM Comprising a panel bath with shower unit above and screen. Low level WC with pedestal wash hand basin.

OUTSIDE To the rear of the property is a level enclosed and easy to maintain garden with a patio

for seating and a gravelled area with flower and shrub borders. A rear gate gives pedestrian access to a garage.

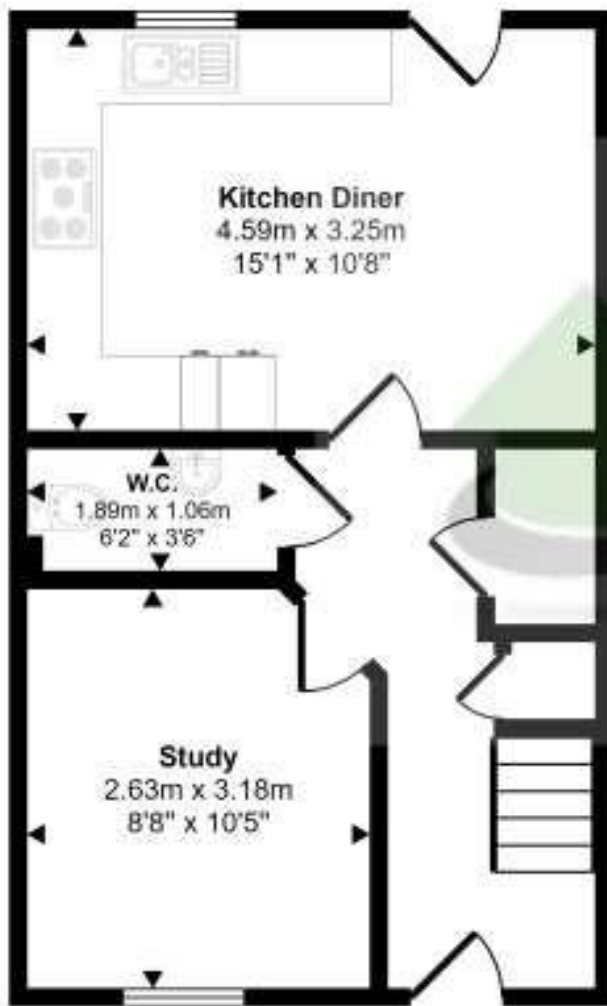
GARAGE The garage is located in a block behind the property. It has been boarded to give additional storage in the roof. In addition to the the garage there is space for a second car outside it with further communal parking for visitors.

AGENTS NOTE The vendor advises there is an annual charge for the upkeep of the communal areas in the development. For more details please contact the office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
104 sq m / 1123 sq ft



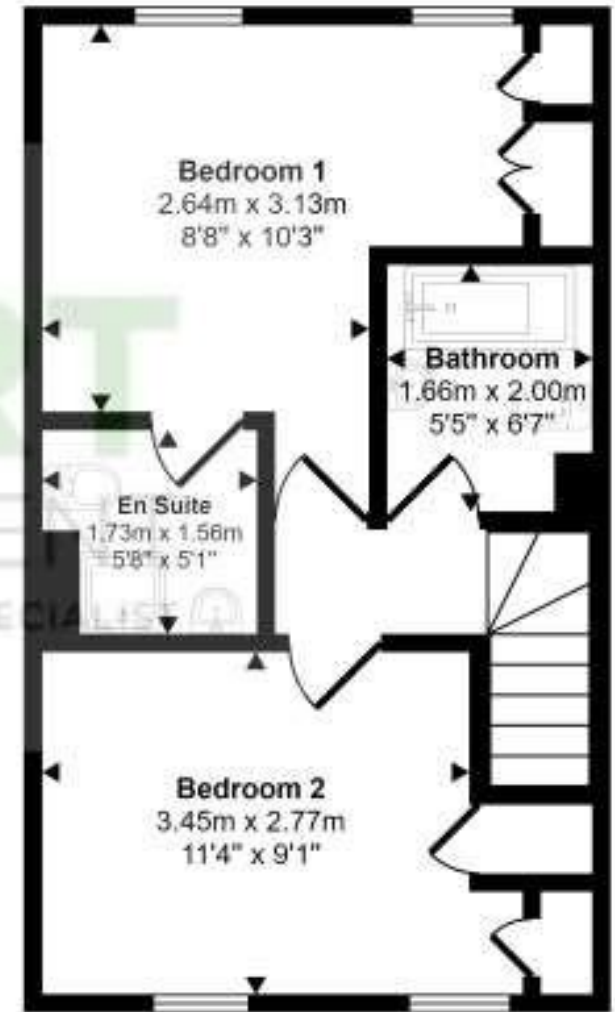
Ground Floor

Approx 35 sq m / 379 sq ft



First Floor

Approx 35 sq m / 372 sq ft



Second Floor

Approx 35 sq m / 372 sq ft