



## 6 Romsey Drive Exeter, Devon EX2 4PB



**£499,950**

Viewing Arrangements: By Appointment on ☎ 01392 477775

Underhill Estate Agents are delighted to bring to market this 4/5 bedroom, semi-detached house in St Leonards, conveniently located with fantastic access to Exeter city centre, Royal Devon & Exeter Hospital, riverside walks, cycle paths and good local schools. A spacious family home comprising of a spacious living room, snug/bedroom 5, modern fitted kitchen/breakfast room, utility room, downstairs WC, 4 bedrooms, ensuite shower room to master and a family bathroom. This lovely property further benefits from spacious off road parking, a fully enclosed pretty rear garden, central heating and double glazing. Viewings are highly recommended.

EPC Rating: Pending

Underhill Estate Agents are delighted to bring to market this 4/5 bedroom, semi-detached house in St Leonards, conveniently located with fantastic access to Exeter city centre, Royal Devon & Exeter Hospital, riverside walks, cycle paths and good local schools. A spacious family home comprising of a spacious living room, snug/bedroom 5, modern fitted kitchen/breakfast room, utility room, downstairs WC, 4 bedrooms, ensuite shower room to master and a family bathroom. This lovely property further benefits from spacious off road parking, a fully enclosed pretty rear garden, central heating and double glazing. Viewings are highly recommended.

St. Leonard's is Exeter's most favoured residential area, renowned for Georgian villas in tree lined avenues, excellent state and private schools, its proximity to Exeter quay as well as being minutes from the city centre. Just around the corner from Park Place is Magdalen Road, with its traditional parade of shops including a delicatessen, butchers, fishmongers, greengrocers, gift shop, convenience store, public house and restaurants. Exeter city has great transport links with Exeter International Airport approximately 5 miles away and the motorway network is accessed nearby via Junctions 30/31 of the M5 and there are two mainline train stations providing services to Paddington or Waterloo.

**Front Garden:** Private brindle brick driveway, with parking for up to 4 cars, lawned garden with mature shrubs and plants.

**Entrance Hall:** UPVC double-glazed front door, tiled floor.

**Hall:** Single radiator and real wood flooring. Access to:

**Living Room:** A bright and spacious living room with coving, UPVC double-glazed window, UPVC double-glazed sliding doors, gas fire, TV point and single radiator with real wood flooring.

**Kitchen/Breakfast Room:** Modern fitted kitchen with a range of white gloss shaker style wall and base units, roll top quartz worktop, one and a half bowl sunken-sink with mixer tap and cut in drainer, midi height fan oven, gas hob with extractor fan over, built in fridge/freezer, built in dishwasher, spotlights, UPVC double-glazed window and wood effect vinyl flooring.

**Cloakroom/WC:** Extractor fan, closed coupled WC, corner basin with mixer tap, single radiator, space for coats/storage, walls tiled floor to ceiling, tiled flooring.

**Bedroom Five/Snug:** A spacious 2nd reception room, snug or 5th bedroom with coving, UPVC double-glazed window, electric heater and carpeted flooring. Door to:

**Utility:** Coving, UPVC double-glazed obscured window, Vailant combi boiler, roll top worktop with space for free standing washing machine/tumble drier and fridge freezer and vinyl flooring.

**First Floor Landing:** Doors leading to bedroom 1, 2 ,3, 4 and family bathroom. Access to loft and carpeted flooring.





**Bedroom One:** Double bedroom with coving, UPVC double-glazed window, single radiator and carpeted flooring. Door to:

**Ensuite:** Modern fitted shower room with walk in shower enclosure (mains powered), vanity basin and mixer, closed coupled WC, chrome heated towel rail, UPVC double-glazed obscured window, tiled floor to ceiling with laminated flooring.

**Bedroom Four:** Single bedroom with UPVC double-glazed window, single radiator and carpeted flooring.

**Bedroom Three:** Double bedroom with UPVC double-glazed window, single radiator and carpeted flooring.

**Bedroom Two:** Double bedroom with coving UPVC double-glazed window, single radiator, TV point and carpeted flooring.

**Bathroom:** Modern fitted bathroom with panelled bath, large walk in shower enclosure (mains powered), vanity basin and mixer, closed coupled WC, chrome heated towel rail, UPVC double-glazed obscured window, tiled floor to ceiling with laminated flooring.

### Garden

A pretty and well maintained south facing rear garden, mostly laid to lawn with paved patio, mature trees and shrubs. Fully enclosed by fencing with gated side access and two wooden garden sheds.

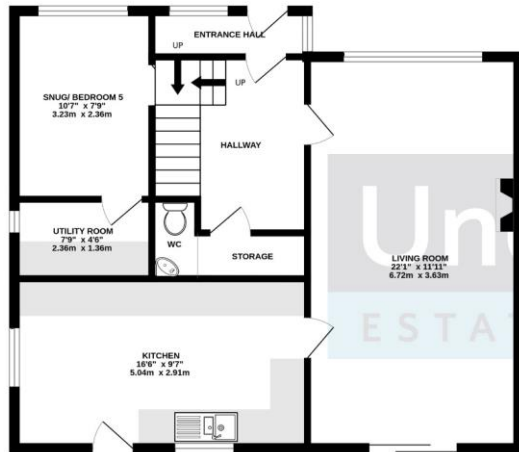
**Tenure:** Freehold

**EPC Rating:** Pending

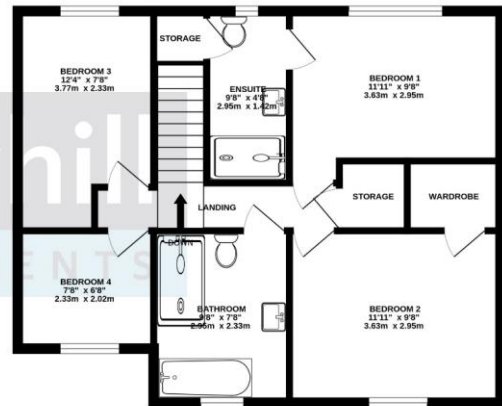
**Council Tax:** Band D



GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



109 Cowick Street Exeter EX4 1JE

01392 477775

[www.underhillproperty.com](http://www.underhillproperty.com)

Underhill Estate Agents is a trading name of AHA Exeter Property Ltd, registered offices 109 Cowick Street, St Thomas, Exeter, EX4 1JE. Registered in England & Wales, Company Number 11145546.