



£475,000

16 Raleigh Road, St Leonards, Exeter, Devon, EX1 1TQ

7 Bedrooms. Spacious Accommodation Throughout. Well-Presented.
No Onward Chain. Additional Basement Room.
Central & Sought-After Location.

**Committed to performance.
Driven by integrity.**



Raleigh Road, Exeter

Situated in the highly sought-after area of St Leonards, this substantial 7 bedroom property is within close proximity to St Leonards Primary School, The Maynard School, local amenities, the delightful Exeter Quayside, and the high street shops and restaurants of the city centre. The property is also within easy walking distance of the popular independent shops and cafes of Magdalen Road, as well as the University of Exeter St Luke's campus.

Featuring high ceilings and generous room sizes throughout, the internal accommodation comprises an entrance vestibule and hallway, a lounge, dining room, kitchen, utility room and shower room on the ground floor. The first floor offers four double bedrooms, a bathroom and separate WC, whilst the second floor includes two further spacious double bedrooms along with the seventh bedroom / study. An additional room has been created beneath the property, providing the opportunity for a number of uses. A low maintenance garden is situated at the rear of the house.

With so much to offer in terms of space, features and location, this excellent property should not be missed and internal viewing is highly recommended.

The Accommodation Comprises:

Entrance Vestibule & Hallway

The front door opens to an entrance vestibule, where there is space for storing coats and shoes, laminate flooring and an internal door to the hallway. This area benefits from a radiator, decorative corbels, laminate flooring and a staircase with storage underneath leading to the first floor landing. Doors open to the lounge, dining room and kitchen.

Lounge

14' 11" x 13' 10" (4.54m x 4.22m) max plus large bay window

A sizeable room featuring an exposed brickwork fireplace with a wood surround, picture rails, fitted shelving into an alcove, laminate flooring, a radiator and a large uPVC double glazed bay window to the front aspect.

Dining Room

13' 9" x 12' 6" (4.18m x 3.82m) max

A second spacious reception room complemented by picture rails, fitted shelving into an alcove, two radiators and a sash window to the rear aspect.

Kitchen

15' 6" x 9' 9" (4.72m x 2.96m) max

A modern kitchen incorporating a range of matching wall and base units, roll edge worktops and a stainless steel sink with a mixer tap over and drainer. Spaces and plumbing are available for a fridge freezer and dishwasher, and there is an integrated fan oven with an inset gas hob and extractor above.



The kitchen is also equipped with two radiators, the gas central heating boiler, part tiled walls and two windows to the side aspect. A pantry storage cupboard provides excellent additional storage and a doorway is open to the utility room.

Utility Room

9' 11" x 6' 4" (3.02m x 1.93m)

Furnished with fitted roll edge worktops, a base unit and fitted shelving, the utility room also provides space and plumbing for a washing machine, tumble dryer and tall freezer. Doors lead to a shower room and the garden.

Shower Room

With part tiled walls, this room contains a close-coupled WC, shower area with Mira shower, an extractor fan, radiator and a window to the rear aspect.

Stairs to First Floor Landing

Stairs rise to the first floor, where there is access to a loft space, four bedrooms, a bathroom and separate WC.

Bedroom 1

13' 9" x 12' 6" (4.20m x 3.82m) max

A large double bedroom enjoying full height built-in storage, a sealed-off fireplace, a pedestal wash basin with tiled splashback and two radiators. A sash window faces the rear aspect.

Bedroom 2

12' 0" x 9' 9" (3.66m x 2.96m) max

Positioned at the rear of the property, this second double bedroom includes a pedestal wash hand basin, radiator, laminate flooring and a sash window to the rear aspect.

Bathroom

Comprising a pedestal wash hand basin with tiled splashback, a radiator and a bath with Triton shower over and tiled surround, A sash window faces the side aspect.

WC

With a close-coupled WC and an obscured sash window to the side aspect.

Bedroom 3

14' 1" x 9' 1" (4.30m x 2.78m) max

A third double bedroom benefitting from a sealed-off fireplace, radiator, laminate flooring and a uPVC double glazed window to the front aspect.

Bedroom 4

10' 9" x 9' 7" (3.27m x 2.91m)

Fourth double bedroom including a radiator and a uPVC double glazed window to the front aspect.



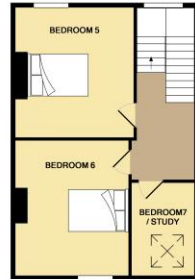
BASEMENT LEVEL
APPROX. FLOOR AREA 225 SQ.FT. (20.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA 790 SQ.FT. (73.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 709 SQ.FT. (65.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR AREA 614 SQ.FT. (57.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2238 SQ.FT. (207.9 SQ.M.)
We have made every effort to ensure the accuracy of the floor plan information. Responsibility for errors, omissions, notices and any other items are acknowledged and not responsible for any error, omission, or misstatement. This plan is for guidance only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency and the plan.
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Stairs to Second Floor Landing

Stairs lead to the second floor landing where there is a sash window to the rear aspect and doors to the final three bedrooms.

Bedroom 5

13' 11" x 12' 8" (4.23m x 3.85m) max

A generously-sized double bedroom boasting a cast-iron fireplace, a radiator and a sash window to the rear aspect.

Bedroom 6

14' 3" x 12' 0" (4.34m x 3.65m) max

Double bedroom housing a sealed-off fireplace, a radiator and a uPVC double glazed window to the front aspect.

Bedroom 7/ Study

9' 11" x 6' 8" (3.02m x 2.04m)

A multifunctional room providing space for an office or single bedroom with a skylight facing the front aspect and a radiator.

Basement Room

15' 8" x 12' 2" (4.77m x 3.72m) max

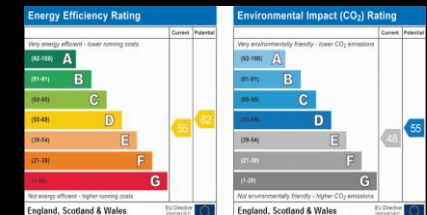
Steps lead down from the ground floor to the basement room, which is currently used as a family room and is a valuable addition to the property providing extra space for entertainment. A window faces the rear aspect and there is a door providing access by steps to the garden.

Garden

Accessed through the utility room, the garden incorporates a patio area and borders to the side containing plants and shrubs. Steps provide separate access down to the basement room.

Tenure: Freehold

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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