



STAGS

16 Radford Road

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St Leonards, Exeter, EX2 4EU

City Centre 0.5 miles M5 (J29/J30) 3.5 miles

- Open plan living/dining room
- Kitchen/breakfast room
- 2 Bedrooms
- Bathroom
- Garden
- No onward chain

Guide price £230,000

SITUATION

Radford Road is situated in one of the most favoured residential locations in Exeter and the property is conveniently positioned within walking distance of the local facilities, known as 'The Village', which include an award-winning fishmonger, greengrocers, farm shop, wine shop and deli, as well as cafes, bistros and pub. Both primary and secondary schooling can be found in St Leonards, including St Leonards Primary, Exeter School and The Maynard.

The cathedral and university city of Exeter, situated on the River Exe, affords a fantastic range of amenities, including sporting and leisure facilities and a wealth of excellent shops and restaurants.

The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DESCRIPTION

No.16 Radford Road is an attractive mid-terrace house, believed to date back to the Edwardian era, with a red brick facade. The accommodation is spacious and has recently been decorated and benefits from gas central heating and double



Spacious two bedroom house situated in sought after residential area





glazing. To the rear is a fully enclosed garden, which is across two levels. This attractive property is being sold with no onward chain.

ACCOMMODATION

The entrance vestibule leads through to the entrance hall with stairs to the first floor and doors to the ground floor accommodation. Beneath the staircase is a useful storage cupboard. The large reception room is particularly light and impressive and provides two separate areas. The sitting area has an electric fire set in the chimney breast with arched recesses to the sides. The dining area, again, includes arched recesses to either side of the chimney breast and glazed double doors opening through the kitchen/breakfast room.

The kitchen/breakfast room comprises a range of cream coloured Shaker-style units, electric double oven with 4-ring hob, concealed extractor hood and space for appliances. There are also double glazed doors opening to the rear.

On the first floor there is a split level landing. There are two double bedrooms; the principal bedroom includes large built-in wardrobes to either side of the chimney breast. The large bathroom is fitted with a white suite and part-painted, wood panelled walls, comprising panelled bath with shower over, pedestal wash basin and wc.

OUTSIDE

From the kitchen/breakfast room double glazed doors open onto a courtyard area with steps leading to large lawned area, with an area of timber decking and summerhouse/storage shed. There is a further area of garden behind a second storage shed.

NB

The property is subject to a management plan to treat a noxious weed. The plan is available to see at the agent's office or via email.

SERVICES

All mains services are connected.

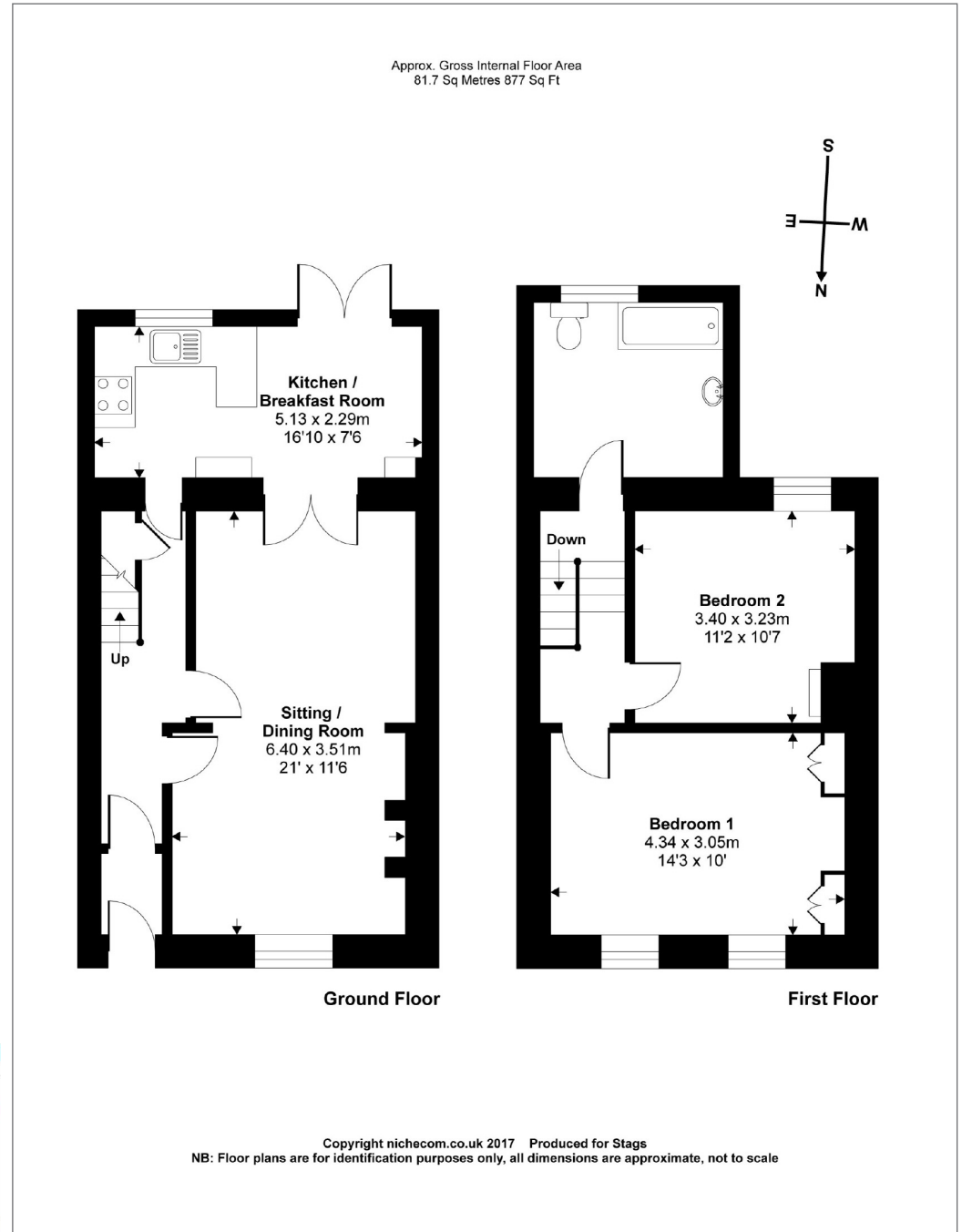
DIRECTIONS

From Western Way, proceed onto Magdalen Road and take the second turning on the right, before the second Zebra crossing, into Wonford Road. Where the road turns left continue straight onto Radford Road and the property will be found on the left, after approximately 350 yards, identified by a Stags for sale board.





These particulars are a guide only and should not be relied upon for any purpose.



Stags
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Energy Efficiency Rating		Current	Potential
20-40%	A		
41-45%	B		87
46-60%	C	72	
61-65%	D		
66-70%	E		
71-75%	F		
76-80%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	