



25 Raleigh Road, St Leonards, Exeter, EX1 1TQ  
£495 PCM

A well appointed studio flat within this period property situated in the favoured St Leonards location with convenient access to the local amenities of Magdalen Road and the City Centre. The County Hall and the RD&E are also easily accessible. The accommodation comprises entrance hall, bed-sitting room/kitchen with appliances, double bedroom and modern shower room.



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Communal front door to

**Communal Entrance Hall:**

Stairs rising to the first floor. Own front door to

**Studio:**

**15' plus recess x 13'10' overall (4.57m plus recess x 4.22m' overall)**

Bright and spacious room with two large sash windows with aspect to the front. Period coved ceiling. Picture rail. Wall mounted electric heater. Wood effect laminate flooring.

**Kitchen Area:**

Fitted with a range of modern matching wall mounted and base units. Roll edge worktops with tiled surrounds. Inset single drainer stainless steel sink unit. Washing machine. Fridge. Microwave. Table top oven. Wood effect laminate flooring.

**Shower Room:**

Fitted with a modern matching white suite comprising low level close coupled wc. Pedestal wash basin. Fully tiled and glazed shower enclosure with fitted shower unit. Coved ceiling. Extractor fan. Wood effect laminate flooring.





# Flat 4, 25 Raleigh Road, Exeter



Total area: approx. 21.0 sq. metres (226.4 sq. feet)



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 82        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   | 64      |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         | 83        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   | 68      |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |