



6 The Grange, Fleming Way, St Leonards, Exeter, EX2 4SB £1,200 PCM

A beautiful period conversion forming part of this attractive Grade II listed property well situated for Royal Devon & Exeter hospital and Exeter city centre. The property offers spacious accommodation with a number of rooms having a lovely south facing aspect with views over the large communal gardens. The accommodation comprises entrance hall, sitting room, dining room, modern kitchen and utility room with fitted appliances. Two double bedrooms, shower room and ensuites to the bedrooms. Gas central heating. Private garden and dedicated parking space.



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The Grange is situated in the favoured area of St Leonards, close to excellent local amenities. The property is only a short walk from a number of private schools including Exeter School and The Maynard School. There are also a number of state schools at all levels together with a red brick University and expanding College. The Royal Devon and Exeter, and Nuffield hospitals are also situated near by. The Cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, museum and Princesshay shopping centre, which is again only a short walk away. Rail links to London Paddington are about 2 hours. Exeter airport is 5 miles away providing regular air services to the UK and international destinations.



Wooden front door with double glazed window light and window over to

Entrance Hall:

Radiator. Ceiling mounted smoke alarm. Telephone point.

Shower Room:

8'2 x 6 (2.49m x 1.83m)

Fitted with a modern matching three piece white suite comprising pedestal wash basin. Low level close coupled WC. Fully glazed and tiled shower enclosure with fitted electric shower unit. Shaver point. Wall tiling.



Kitchen:

8'10 x 8'2 (2.69m x 2.49m)

Fitted with a range of modern matching wall mounted and base units in high gloss white with brushed stainless steel door furniture. Wood block effect roll edge vinyl worktops with tiled surrounds. Under unit lighting. Radiator. Four ring induction hob with double oven under and hood over. One and half bowl single drainer stainless steel sink unit with chrome mixer taps over. Integral dishwasher and fridge freezer. Recessed lighting. Arch to



Utility Room:

8'10 x 3 (2.69m x 0.91m)

Fitted with a range of modern matching wall mounted and base units in high gloss white with brushed stainless steel door furniture. Wood block effect roll edge vinyl work tops with tiled surrounds. Integrated washing machine. Recessed lighting.

Dining Room:

17' into bay x 14'6 (5.18m into bay x 4.42m)

Stripped wood part glazed door from the entrance hall. Full height bay with double doors to the front gardens. Working shutters. Period coved ceiling. Picture rail. Oak flooring. Radiator.



Sitting Room:

18'10 into bay x 14'8 (5.74m into bay x 4.47m)

Full height bay with double doors and windows to the front aspect. Working shutters. Coved ceiling. Picture rail. Radiator. Television point. Minster stone fire place. Stripped wood door to

Inner Hall:

Stripped wood doors to

Master Bedroom:

18'2 x 13'9

Window with aspect to the side. Radiator. Built in double wardrobe with twin hanging rails. Stripped wood part glazed double doors to the original entrance porch

Original Entrance Porch:

7'10 x 6 (2.39m x 1.83m)

Double glazed window to either side. Stripped wood doors to outside.

Ensuite Shower Room:

9'4 x 8'9 (2.84m x 2.67m)

Stripped wood door from the master bedroom. Fitted with a modern matching white suite comprising low level close coupled WC. Pedestal wash basin. Panelled bath with chrome mixer taps over. Fully tiled. Large glazed and tiled shower enclosure.

Bedroom 2:

13'8 to chimney breast x 13'8 plus recess (4.17m to chimney breast x 4.17m plus recess)

Full height bay with two doors leading to the communal gardens. Windows over looking Wellingtonia Park. Working shutters. Coved ceiling. Picture rail. Minster stone fireplace with tiled hearth.

Ensuite Cloakroom:

Fitted with a modern matching white suite comprising low level close coupled WC. Pedestal wash basin. Fully tiled walls. Radiator. Extractor fan.

Outside:

To the rear and side are well maintained private gardens laid mainly to lawn with two paved patio areas. Surrounded by large communal lawns.

Parking:

The property benefits from an allocated parking space.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		