



8 Veitch Close, St Leonards, Exeter, EX2 4AF
£1,100 PCM

A well appointed three storey townhouse situated within this popular development close to the city centre, County Hall, the Royal Devon & Exeter Hospital and Nuffield Hospital. The accommodation comprises sitting room, cloakroom/wc and contemporary kitchen/dining room with integrated appliances and double doors to the rear garden. On the first floor are two bedrooms and the family bathroom, whilst on the top floor is the master bedroom with an en-suite. Outside there are gardens to the front and rear and two allocated parking spaces.



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Covered storm porch. Coach style light. Front door with two glazed window lights to

Entrance hall:

Stairs rising to the first floor. Radiator. Coved ceiling. Inset lighting. Wood effect flooring. Telephone point.

Sitting room:

14'9 x 12'8 (4.50m x 3.86m)

UPVC double glazed window with aspect to the front. Contemporary wall mounted electric heater. Two radiators. Television point. Telephone point. Inset chrome lighting. Wood effect flooring.

Clockroom/WC:

Fitted with a modern matching white suite comprising low level close coupled wc. Pedestal wash hand basin with tiled splash. Radiator. Extractor fan.

Kitchen/Dining room:

16' x 9'4 (4.88m x 2.84m)

Fitted with a range of modern matching wall mounted and base units in high gloss dark wood finish with brushed stainless steel door furniture. Black/grey marble effect roll edge worktops with tiled surrounds. Under unit lighting. One and half bowl single drainer stainless steel sink unit with chrome mixer tap over. Integrated washing machine, dishwasher and fridge freezer. Five burner stainless steel range style cooker. Stainless steel hood. Wood effect flooring. UPVC double glazed window with aspect to the rear garden. UPVC double glazed French doors to outside.

First floor landing:

Stairs rising to the first floor. Inset lighting.

Bedroom three:

11'3 x 9'3 (3.43m x 2.82m)

UPVC double glazed window with aspect to the front. Radiator. Television point.

Bedroom two:

13' x 9'3 (3.96m x 2.82m)

UPVC double glazed window with aspect to the rear. Radiator. Television point.



Family bathroom:**7'10 x 6'4 (2.39m x 1.93m)**

Fitted with a modern matching three piece white suite comprising low level close coupled wc. Pedestal wash hand basin with chrome mixer tap over and pop up waste. Tiled surround. Panelled bath with twin chrome hand grips and fitted shower screen and chrome shower unit over. Tiled recess. Obscure UPVC double glazed window. Heated chrome ladder rack towel rail/radiator.

**Lobby:**

UPVC double glazed window with aspect to the front. Stairs rising to the second floor.

Master bedroom:**17'3 x 16' overall including ensuite (5.26m x 4.88m overall including ensuite)**

Dual aspect room with UPVC double glazed window with aspect to the front and Velux style double glazed window to the rear. Fitted with a range of modern matching bedroom furniture including wardrobes and drawers in light wood finish. Two radiators. Telephone point. Television point.

**Ensuite:**

Fitted with a modern matching white piece comprising low level close coupled wc. Pedestal wash hand basin with chrome mixer tap over. Fully tiled and glazed shower enclosure with fitted chrome shower unit. Heated chrome ladder rack towel rail/radiator. Double glazed Velux style window. Built in cupboard housing water cylinder. Extractor fan. Tiled floor. Wall tiling.

**Outside:**

The property has a level garden to front laid mainly to shrubs with paved path to the front door. Whilst to the rear is enclosed garden laid to gravel with paved patio and timber deck seating area. Wooden storage shed. Gate to the rear to two parking spaces.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(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	84	84
(69-80) C		
(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		