





**FULL DESCRIPTION** This beautifully presented, newly renovated gated bungalow makes a fantastic home, it is fully gas central heated with modern boiler and has double glazed windows and new flooring throughout. The bungalow consists of a spacious living room with large window that allows light to flood the room. There are also sliding patio doors overlooking the Mediterranean style garden and a beautiful feature fireplace within the living room.

The kitchen has modern fitted units with plenty of storage cupboards for those kitchen essentials. There is ample space for appliances and more than enough space to have a dining table within the kitchen. There is a separate utility room which is located at the back of the house which has space for a washing machine, and additional storage and work surface space.

The master bedroom is a great sized double room and very light and airy thanks to the 2 large windows. One of the large windows overlooks the beautiful garden. Bedroom 2 is a good sized double room with large window again overlooking the garden.



The fully fitted bathroom consists of a WC, hand wash basin, bath with shower overhead and fitted storage. There is a door that takes you to the back of the property and gives access to the utility room.

The property comes with great outdoor space. The garden is fully gated and has a lovely patio area perfect for BBQ's and Al fresco dining. The tiered part of the garden has been beautifully decorated with potted plants and there is an optional pond.



There is also a carport for parking your car. The carport has been tastefully decorated with grapevine and other pretty flowers.

Located in the heart of St Leonards the property is in the perfect vicinity for walking to Exeter City Centre and Exeter RD&E. The plot is located on level ground so there are no challenging hills or slopes close by. There are local amenities and transport links on your doorstep and a fantastic community surrounding the property,

This is a truly unique opportunity to acquire such a beautiful property.

**LIVING ROOM** 14' 2" x 18' 8" (4.33m x 5.70m)

Extremely spacious living room with beautiful feature fireplace. The living room consists of a large window and glass patio sliding doors which make the space very light and airy, There is also some built in shelving with feature light fittings underneath.

**KITCHEN/ DINER** 8' 9" x 13' 4" (2.68m x 4.08m)

Newly fitted kitchen with lots of storage cupboards for those kitchen essentials. There is ample space for appliances and more than enough space for a dining table.

**UTILITY ROOM** Good sized utility room with space for a washing machine, tumble dryer. There is a storage cupboard and extra work surface space.

**BATHROOM** 7' 10" x 6' 9" (2.41m x 2.06m) The bathroom consists of a WC hand wash basin and bath



tub with shower overhead. There is fitted storage storage within the bathroom and a door that leads to the back of the house and the utility room.

**MASTER BEDROOM** 10' 1" x 14' 7" (3.09m x 4.47m)

The master bedroom is a great sized double room with 2 large windows - one of which overlooks the pretty garden.

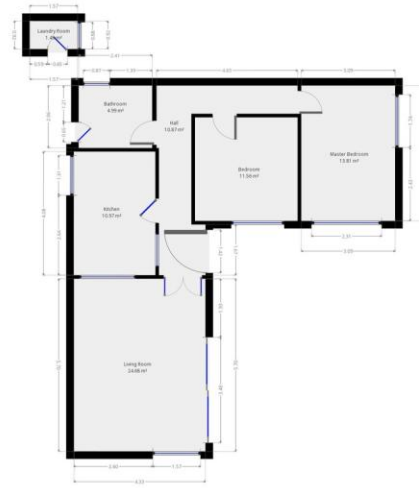
**BEDROOM 2** Bedroom 2 is a good sized double room with large window overlooking the garden.





**GARDEN** Beautiful gated gardens that are easily manageable as they are patio'd throughout. There is a low tiered area that has been fitted with flower beds and plant pots and has the option to open up a small pond.

There is a carport for parking that has been tastefully decorated with grapevines and various plants.



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