



9 Raleigh Road, St Leonards, Exeter, EX1 1TQ
£595 PCM

A well appointed top floor 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, sitting room, kitchen with appliances, double bedroom and bathroom.



01392 459922
www.weekesesateagents.co.uk



Communal entrance hall:

Stairs rising to the first floor. Own front door to

Lobby:

Stairs rising to the second floor. UPVC double glazed window. Coat hooks. Contemporary stainless steel lighting. Wall mounted electric heater. Wood laminate flooring.

Living room:

14'8 x 10'6 (4.47m x 3.20m)

UPVC double glazed window with aspect to the front. Wall mounted electric heater. Wood laminate flooring. Cable television/telephone point.

Kitchen:

10'6 x 5'8 (3.20m x 1.73m)

Fitted with a range of matching wall mounted and base units with roll edge work tops over. Single drainer stainless steel sink unit with chrome mixer tap. Four ring electric hob with hood over and oven under. Washer/dryer. Fridge/freezer. Double glazed velux window.

Bedroom:

13'3 maximum x 10'2 (4.04m maximum x 3.10m)

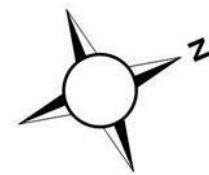
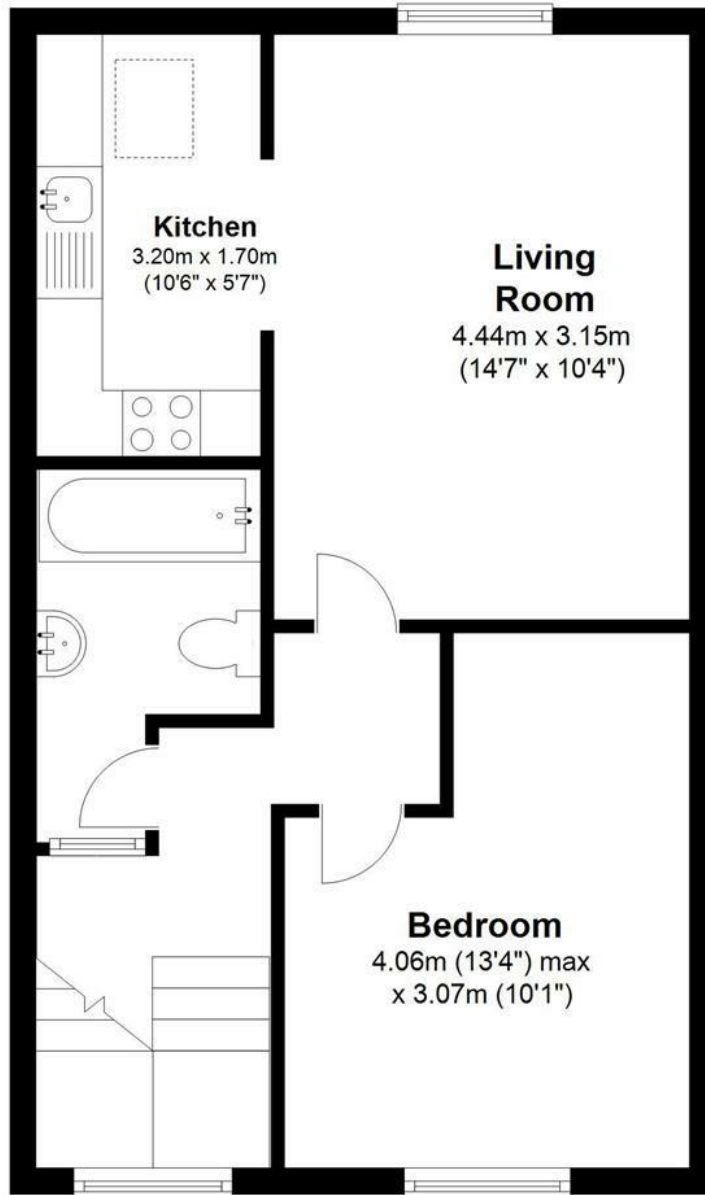
UPVC double glazed window with aspect to the rear. Wall mounted electric heater. Wood laminate flooring.

Bathroom:

Panelled bath in tiled surround with fitted electric shower over. Pedestal wash basin. Low level close coupled WC. Heated chrome ladder rack towel rail/radiator. Extractor fan. Tiled floor.



Flat 3, 9 Raleigh Road, Exeter



Total area: approx. 42.5 sq. metres (457.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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		
(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		