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to find out more



26 Church Terrace, St Leonards, Exeter, EX2 5DU

£350,000



- Victorian mid terrace house
- 3 bedrooms
- 3 reception rooms
- Bespoke kitchen
- First floor bathroom
- Downstairs WC
- uPVC double glazing & doors
- Sunny rear garden
- Close to St Leonards shops
- Near to Exeter Hospitals
- Tenure: Freehold



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Step Inside

DESCRIPTION

A wonderful opportunity to acquire a characterful Victorian house situated on the edge of sought after St Leonards. This quiet, leafy location is a short walk to both St Leonards and Heavitree shops, schools and amenities. This well presented home offers light and spacious living over two levels with an option (stpp) should one wish to extend another level up. Currently, there are three bedrooms, three reception rooms, a bespoke kitchen, bathroom and downstairs wc which has been added in the last two years. The house benefits from uPVC double glazing throughout and has gas central heating.

There is an attractive enclosed west facing garden to the rear which is bathed in afternoon sunshine. Access to this area is gained from either the kitchen or conservatory. Both the Royal Devon & Exeter and Nuffield Hospitals are within a short five minute walk from the house.

STEP INSIDE

No 26 offers light and spacious living traditionally over two levels. The entrance hallway leads to an 'open plan' ground floor living area with a good flow of light. The living room has a pleasant outlook to the front with just trees and greenery across the road. This room interconnects the dining room with an exposed wood floor and in tum the conservatory. The kitchen offers a good range of base and eye level units with access to the main garden to the rear of the house. A recent addition is a useful downstairs wc which was added around two years ago. First floor accommodation offers two double bedrooms and a single bedroom. There is a modern three piece bathroom suite and



Your Notes:

Measurements

Sitting Room: 11'10" x 11'6" / 3.60m x 3.50m

Dining Room: 11'2" x 9'10" / 3.40m x 3.0m

Conservatory: 9'2" x 5'3" / 2.80m x 1.60m

Downstairs wc

Bedroom 1: 15'1" x 11'10" / 4.60m x 3.60m

Bedroom 2: 11'2" x 9'10" / 3.40m x 3.00m

Bedroom 3: 8'6" x 7'3" / 2.60m x 2.20m

Bathroom

Total area: 1,035 square foot / 96.1 square meters

Step Outside

potential to extend into the loft (stpp) to add a fourth bedroom should one require. In recent times the property has had new carpets, a new front door and has uPVC double glazing throughout. New water pipes have also been put in with the removal of the old lead ones.

STEP OUTSIDE The property has an attractive, enclosed, west facing rear garden which enjoys sunshine during the afternoon and early evening periods. Access to it is via the kitchen or conservatory and there is an outside tap and gate leading to a rear lane. There is a narrow strip of garden to the front of the house where the gas meter is also located. There is on road permit parking on both sides of Church Terrace.

LOCATION Church Terrace is perfectly situated for local shops in both St Leonards and Heavitree, outstanding schools, the RD&E Hospital and the M5 motorway. Exeter city centre is also within easy access with its wide variety of shops, restaurants, train stations and the University.

DIRECTIONS EX2 5DU. From Barrack Road, proceed past the Royal Devon & Exeter and Nuffield Hospitals. Take the right hand turning into Haldon View Terrace and second left into Church Terrace.



Sellers Insight

Church Terrace is a quiet, leafy road located on the edge of St Leonards. It is a level short walk into the city centre as well as the local St Leonards & Heavitree shops. It is situated in an excellent location near to Barrack Road which enables easy access getting in to and out of Exeter.

Since I bought the property I have updated and modernised the house. There is a new downstairs wc (with planning consent), new uPVC double glazed front door and brand new carpets in the entrance hallway, stairs to first floor and upstairs landing area. I have also had bespoke wooden blinds fitted to many of the rooms.

The house would provide a lovely home for someone working in the city or nearby hospitals.

USEFUL INFORMATION Post Code: EX2 5DU

Council Tax Band: B

Services: Mains gas, drainage & electricity

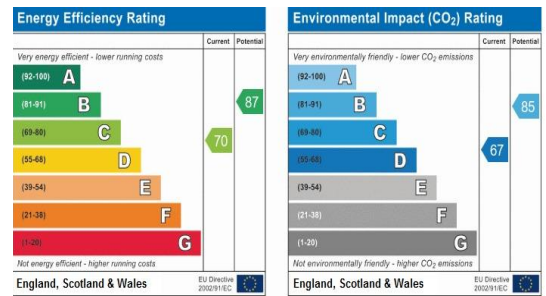
Local Authority: Exeter City Council 01392 277888 / www.exeter.gov.uk

Locations: RD&E Hospital 0.1 mile, Exeter Airport 5 miles, Torbay 23 miles, Plymouth 45 miles.

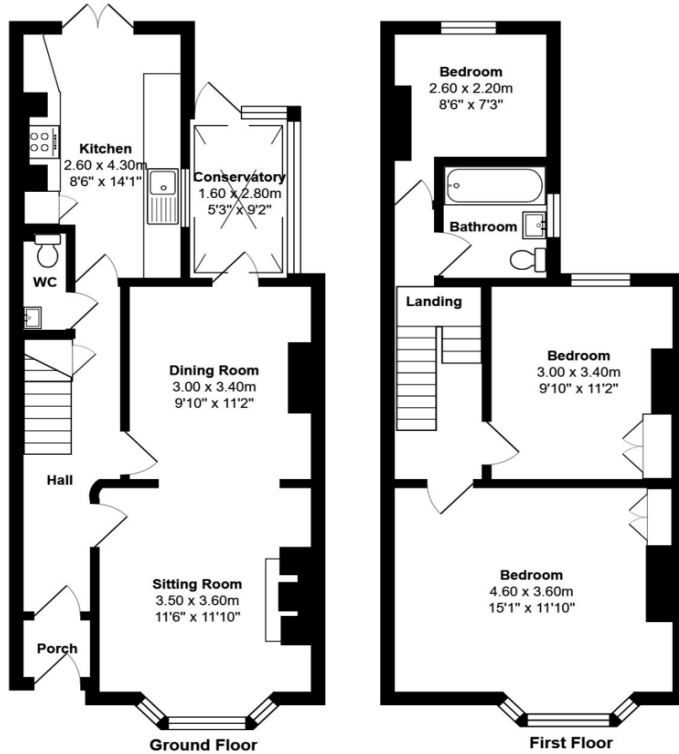
Agents Note: The owner of the property has a working connection to Chamberlains Estate Agents.



Floor Plan



Address:
26 Church Terrace, Exeter, Devon, EX2 5DU



26 Church Terrace, Exeter
Total Area: 96.1 m² ... 1035 ft²
All measurements are approximate and for display purposes only

Directions:

EX2 5DU. From Barrack Road, proceed past the Royal Devon & Exeter and Nuffield Hospitals. Take the right hand turning into Haldon View Terrace and second left into Church Terrace. Number 26 is situated towards the end of the road on the left hand side.



Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.