



11 Kimberley Road

11 Kimberley Road, St Leonards, Exeter, Devon, EX2 4JG



Exeter city centre 0.5 miles

An attractive bay fronted, period property situated within the highly desirable area of St Leonard. An extensive and versatile family home with over 1,500sq.ft. of accommodation

- No onward chain
- Walking distance to city centre and quay
- 4 bedrooms
- Versatile accommodation
- Courtyard garden
- Sought after residential area of Exeter

Offers In Excess Of
£350,000



SITUATION

Kimberley Road is situated in St Leonards, widely, and understandably, regarded as the most favoured residential area of the city. The property is within walking distance of the city centre, the quay and a short distance to Magdalen Road which offers a cluster of mainly independently owned shops and services including a delicatessen, farm shop, award winning fishmongers, grocer, boutique shops, convenience store, newsagent, public house, cafes and restaurants. Exeter's city centre boasts a wide range of sporting and leisure facilities, excellent dining, shopping, museum, theatre and sporting and recreational pursuits. The property is ideally situated for both local and public schooling. The Royal Devon & Exeter and Nuffield Hospitals are situated nearby. Exeter has two mainline railway stations to Paddington and Waterloo plus an international airport.

DESCRIPTION

An attractive bay fronted, period property with over 1,500sq.ft. of accommodation incorporating 4 bedrooms, 2 receptions, kitchen, study, utility, shower room and family bathroom. The rear south-west facing courtyard garden provides an area of lawn, patio and planted borders.

ACCOMMODATION

The entrance porch has a tiled floor with a glazed panelled door. The sitting room has a front aspect bay window with a feature fireplace and stripped wood flooring. To the right, on entering, is a utility with fitted units and space for appliances with access to a shower room providing a corner shower, wc,

basin and ladder-style radiator. The dining room has a rear aspect with a feature fireplace and stripped wood flooring. Open to the dining room is the kitchen which has a rear aspect arranged with an array of matching base and wall units, integrated dishwasher and space for appliances. Off the kitchen is a lean-to providing additional storage with access to the garden. The generous study has a rear aspect with double doors to the garden,

The split level first floor landing provides a storage cupboard. Bedroom 1 has a front aspect bay window with a feature fireplace and stripped wood flooring. Bedroom 2 has a rear aspect. Bedroom 3 has a rear aspect with a feature fireplace. Bedroom 4 has a front aspect. The family bathroom provides a bath, walk-in shower, twin basins and wc.

OUTSIDE

The rear south-west facing courtyard garden has a patio area, small section of lawn, planted borders and a storage cupboard housing the boiler. The garden is enclosed with a timber and brick wall perimeter.

SERVICES

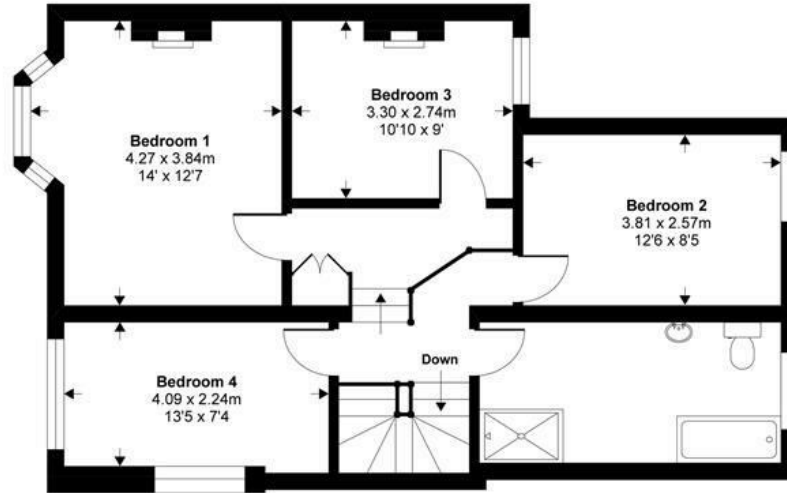
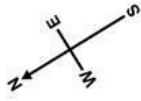
All mains services are connected. Gas-fired central heating.

DIRECTIONS

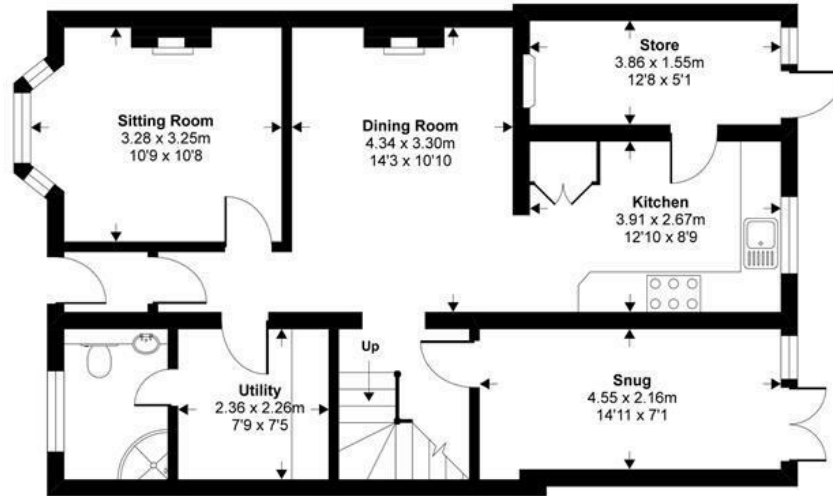
From Southernhay proceed south turning left onto Magdalen Street. After a short distance, immediately after Hotel du Vin, turn right onto Bull Meadow Road. Continue on this road turning left onto Kimberley Road where the property is on the right.



Approximate Area = 1532 sq ft / 142.3 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Stags. REF: 657267

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(65) C	(70) D
(82-91) B	(72-81) C		
(65-81) C	(55-71) D		
(55-64) D	(45-54) E		
(45-54) E	(35-44) F		
(35-44) F	(25-34) G		
(25-34) G	(15-24) H		
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2020/9/1/EC	

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