



Fleming Way, Exeter, EX2 4SE

£450,000

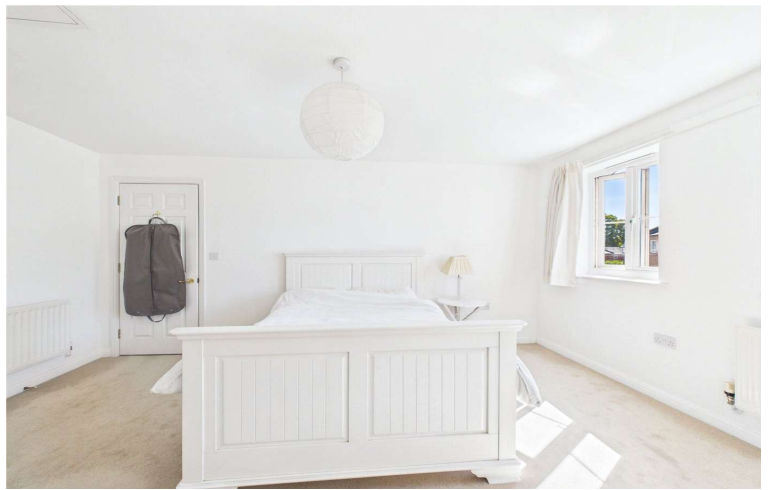
A spacious and versatile four bedroom townhouse arranged over three floors, with a generous sitting room, separate dining room, private walled garden and garage, situated in the highly sought after St Leonards area of Exeter.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Property Description

Fleming Way is an attractive and deceptively spacious four bedroom townhouse, offering flexible accommodation arranged over three floors and enjoying a particularly convenient position in the popular St Leonards area of Exeter.

The accommodation is well proportioned throughout, with separate living and dining spaces, four bedrooms, two bathrooms, a private enclosed garden and a separate garage.

Ground Floor

The front door opens into the entrance hall, with stairs rising to the upper floors and a useful cloakroom/WC.

Kitchen

Positioned at the front of the property, the kitchen is fitted with a comprehensive range of contemporary white units complemented by contrasting work surfaces. There is ample storage and preparation space together with integrated cooking appliances and room for further appliances.

Dining Room

To the rear is a generous separate dining room, measuring approximately 15'0" in length and providing plenty of space for a substantial dining table and chairs. A door opens directly onto the rear garden, making this an excellent space for both everyday family dining and entertaining.

First Floor

Sitting Room

Occupying much of the first floor is the impressive sitting room, measuring approximately 16'2" x 13'10".

The elevated position and generous proportions create a bright and comfortable principal reception room with plenty of space for both seating and occasional furniture.

Bedroom Four / Study

Also on this floor is a further double bedroom. Its size and position make this a particularly versatile room, equally well suited as a bedroom, home office, playroom or additional reception space.

Second Floor

The upper floor provides three further bedrooms and two bathrooms.

The principal bedroom is a good sized double room measuring approximately 15'4" x 11'3".

There are two further bedrooms on this floor.

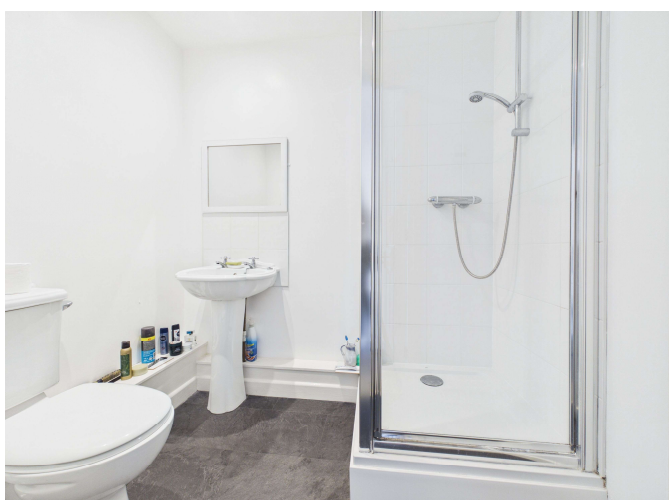
The bedrooms are served by two separate shower/bathroom facilities, making the arrangement particularly practical for family living or visiting guests.

Outside

To the rear of the house is a private enclosed garden with an attractive mature silver birch providing a leafy backdrop.

The garden has been designed with ease of maintenance in mind, incorporating paved and gravelled areas which provide plenty of space for outside seating, dining and entertaining. Brick walling and timber fencing create a good degree of enclosure and privacy.

A particularly useful additional feature is the separate garage, positioned to the rear of the property.



At a Glance:

Four Bedroom Townhouse

Accommodation Arranged Over Three Floors

Generous First Floor Sitting Room

Separate Dining Room

Two Bathrooms plus Ground Floor WC

Flexible Bedroom Four / Home Office

Private Enclosed Walled Garden

Separate Garage

Property Information:

TENURE: Freehold

SERVICES: Mains electricity, water and drainage

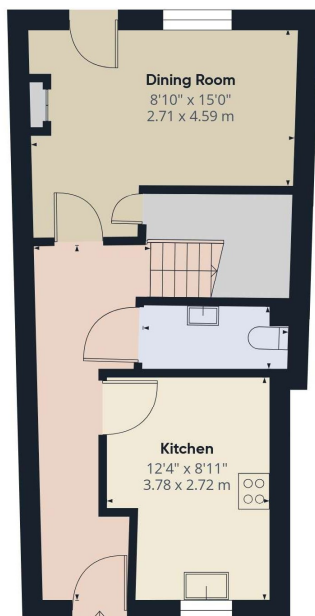
HEATING: Gas central heating

COUNCIL TAX: Band F

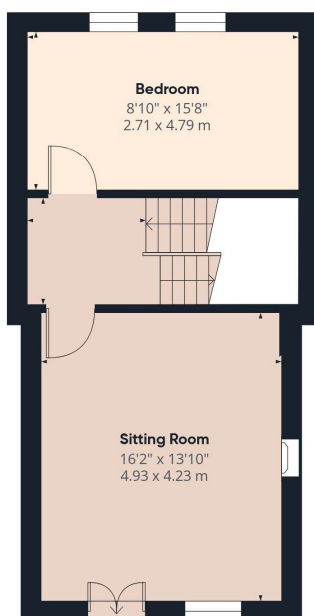
BROADBAND: Full Fibre Available

MOBILE: Signal dependent on provider

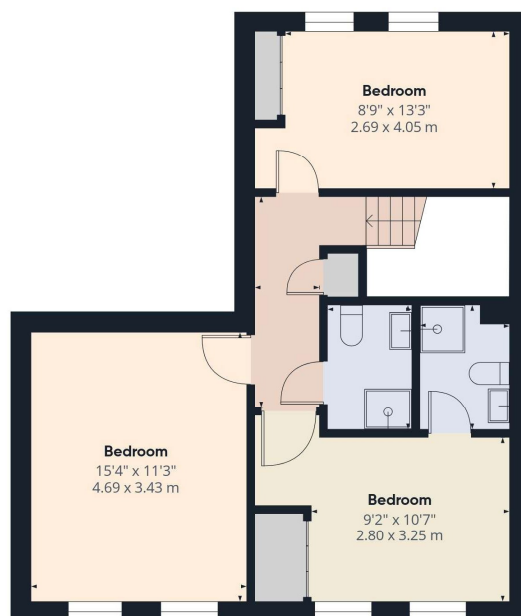
ESTATE / MANAGEMENT CHARGES: We have been advised by the vendor; there is a charge of approximately £200 per year.



Ground Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk