



Fleming Way, Exeter, EX2 4SB £437,000

Located in the grounds of a former hospital and forms part of the original building. This three bedroom home has been extensively improved by the current owners, ideal for access to both the Royal Devon & Exeter hospital and St Lukes university campus.

Winkworth

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Location:

St Leonards is a popular area of Exeter and offers a range of independent artisan shops, in the nearby Magdalen Road. Access to the river Exe and historic Quay are also nearby. In addition to this, the city centre is with a short walk or bus journey. The area also offers several open spaces, easy access to the Royal Devon & Exeter hospital and the university campus of St Luke's.

The Property:

The Grange is an attractive, spacious three double bedroom home set in beautiful well-maintained grounds. The current owner has renovated the property to a high specification and the accommodation is arranged over two floors. Large living room with French doors overlooking the garden to the front and communal areas beyond. The beautiful newly fitted kitchen/dining area is spacious and offers a range of attractive storage cabinets, large island, integrated oven, hob, microwave and downlights. Generous windows overlooking front and back elevations. The large entrance hall and downstairs cloakroom complete the accommodation downstairs.

The first floor offers a spacious landing, which gives access to the three double bedrooms. The main bedroom is a lovely bright room with built in wardrobes with built in mirror. Lovely views over the communal grounds to the front and benefitting from an en-suite bathroom,

radiator. The ensuite has a modern suite with panelled bath, low level WC separate shower, basin with vanity unit, built in mirror, heated towel rail.

Bedroom two has bespoke fitted bunk beds and is also spacious and offers a lovely aspect looking over the communal grounds, radiator. Ensuite bathroom with low level WC, pedestal wash hand basin and shower, heated towel rail. The third bedroom is another double, radiator and en-suite shower room. The ensuite with low level WC, pedestal wash hand basin, shower and heated towel rail.

Outside:

To access the property, you enter a lovely courtyard from the parking area. To the rear of the property is a lawned area, separated from the communal ground with post and chain fencing. The communal grounds are well maintained and can be accessed via a covered gated archway. The grounds extend across the front of the properties and into a light wooded area with a beautiful arched fir tree walkway. The property also offers an allocated parking space, with additional parking on street. (permits required).

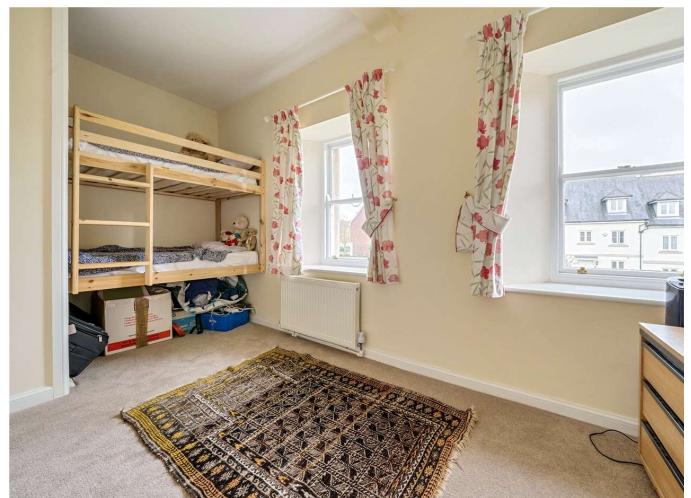
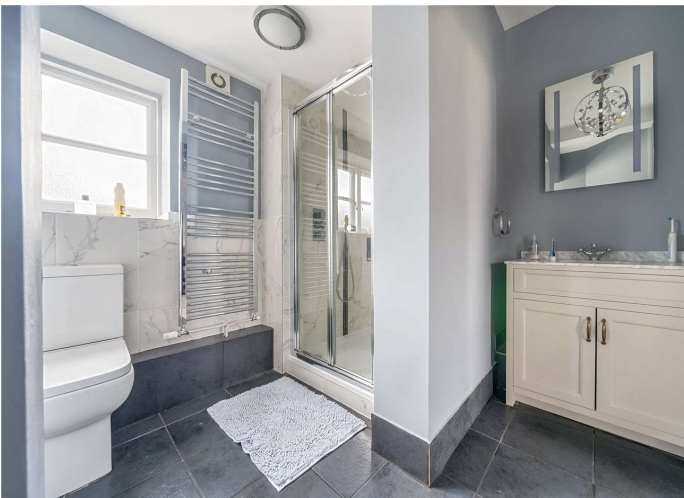
Leasehold

Share of freehold

999 years from 1st Jan 2001

Service charge £118 pcm

Annual maintenance charge £180 pa



At a glance....

Three Double Bedrooms Terraced Home
All Bedrooms with En-suite
Large Living Room
Newly Fitted Kitchen/dining Room
Allocated Parking
Garden & Communal Grounds
Close to the RD&E Hospital & St Lukes Campus
Newly Refurbished
NO CHAIN

PROPERTY INFORMATION:

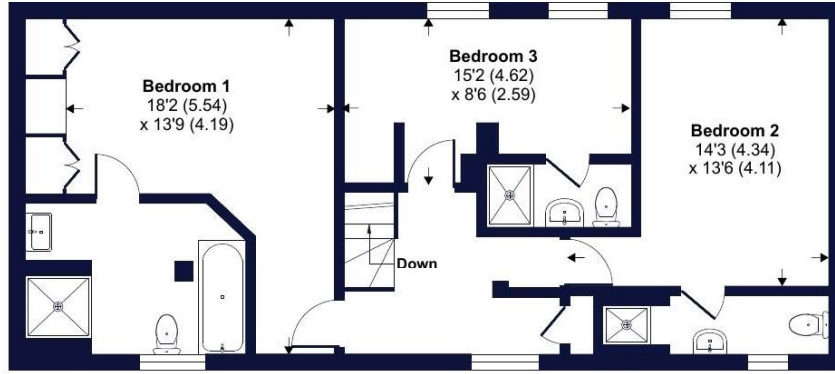
Share of Freehold
Council tax Band: E
Mains Electric, Gas, Water and Drainage
999 years from 1st Jan 2001
Service charge £118 pcm
Annual maintenance charge £180 pa
Phone: Full Coverage
Internet: Ultrafast full fibre broadband up to 1800mbps available. Fibre to the premise



Fleming Way, Exeter, EX2

Approximate Area = 1506 sq ft / 139.9 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). © nichecom 2023. Produced for Winkworth. REF: 979007



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



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