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## Lansdowne Terrace, Exeter, EX2 4JJ

£235,000

A light-filled and well-proportioned two-bedroom period flat set within a charming Georgian townhouse in the heart of St Leonards. Offering open plan living, spacious bedrooms, and a shared courtyard garden, this characterful home combines historic charm with modern convenience.

**Winkworth**

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A well-proportioned leasehold period flat positioned in a graceful Georgian townhouse on Lansdowne Terrace, an appealing residential street in the St Leonards district of Exeter. It forms part of the 8 Lansdowne Terrace block, comprising four flats and offering Victorian charm with modern convenience

#### The Property:

Main door opens into the large communal hallway which leads out to the shared courtyard garden.

This charming open plan living, kitchen, and dining room is filled with natural light, thanks to two large sash windows with rooftop views. The space features warm wood-effect flooring throughout and a neutral decor that's ready to personalise.

The kitchen offers light wood units, a gas hob, oven, and space for a washing machine, all neatly set within a recessed archway. There's also space for a dining table and a cosy seating area, making it ideal for both everyday living and entertaining.

#### Bedroom Two.

This room is a bright and generously sized room, featuring a large sash window that fills the space with natural light and offers a charming outlook. Neutral décor and fitted carpet create a calm and versatile space, while the room also benefits from useful built-in storage.

#### Bedroom One.

A spacious and light-filled room with sloped ceilings, creating a cosy yet airy atmosphere. A large dormer window provides attractive rooftop views and plenty of natural light. There's ample space for furniture, plus handy eaves storage for added practicality.

#### Bathroom.

This spacious and bright bathroom is well laid out and features a modern white suite including a full-size bath with overhead shower, pedestal basin, and WC. A large dormer window allows natural light to fill the room, while neutral tiling with a mosaic border adds a touch of warmth and style. There's also plenty of floor space for storage or additional furnishings, making it both practical and comfortable.

This property offers a wonderful opportunity for investors or first-time buyers looking to develop a charming period residence whilst benefiting from desirable location and flexible living space.





## At a Glance:

Two Storey Flat

Share of Freehold

Two Double Bedrooms

Open Plan Kitchen, Living, Dining Area

Communal Courtyard

Close to City Centre

NO CHAIN

## PROPERTY INFORMATION:

Share of Freehold

Council tax Band: B

Mains electric, gas, water and drainage

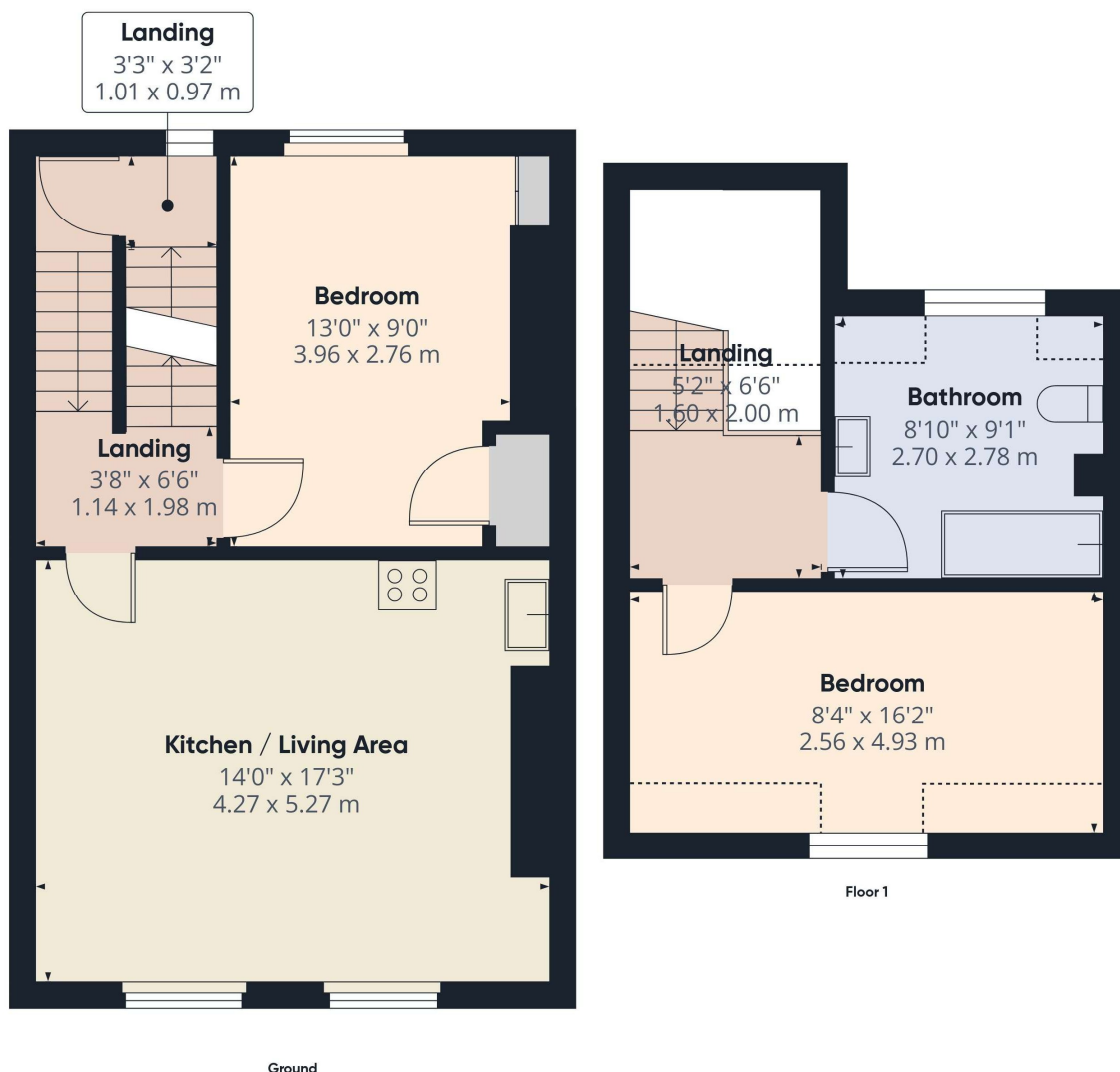
### TENURE

Service Charge - £30pcm Leasehold.

Leasehold. We have been advised a lease term of 999 years was granted in 2008.

Broadband - Ultrafast - 1000 Mbps - 100 Mbps

Mobile - Signal dependant on provider



#### 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.

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

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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