



GROUND FLOOR FLAT, 32 RALEIGH ROAD, ST LEONARDS, EXETER, EX1 1TQ

Winkworth



A wonderful opportunity to purchase this superb Victorian 2 bedroom garden flat which is located in the heart of St Leonards and only a short walk to the independent artisan shops on Magdalen Road and St Luke's University

At a glance...

- Two Double Bedroom Garden Flat
 - Two Bathrooms
 - Large Sitting Room with Bay Window
 - Original Features
 - Private Fully Enclosed Garden
 - Rear Gate Access
 - Short Walk to Magdalen Road
 - Lovely Tucked Away Position
 - All Mains Services Connected
 - Council Tax Band A
 - Share of Freehold
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The Accommodation:

Upon entering the property there is a communal hallway which is shared with two privately owned residential flats above.

The sitting room is an elegant light and spacious room with large original bay window, original features including attractive feature fireplace, high ceilings and picture rail.

Bedroom one is a double with patio doors looking over the rear gardens of the property. Door through to en-suite shower room with low level WC, basin and shower.

Kitchen with modern wall and base units, gas hob with integrated electric fan oven. Room for washing machine and fridge/freezer.

Bedroom 2/Dining Room - Currently used as a dining room. A good size room with door giving access onto the rear garden. Door through to the en-suite bathroom with panelled bath with shower over and glass screen, low level WC and basin.

Outside: To rear of the property is an enclosed garden with original brickwork and a paved areas for outdoor seating, bordered by flowerbeds, outbuilding and outside tap. Private rear walkway to back gate. To the front is a small graveled area providing convenient bin storage. The parking is residential parking which can be purchased from Exeter City Council, Zone E.

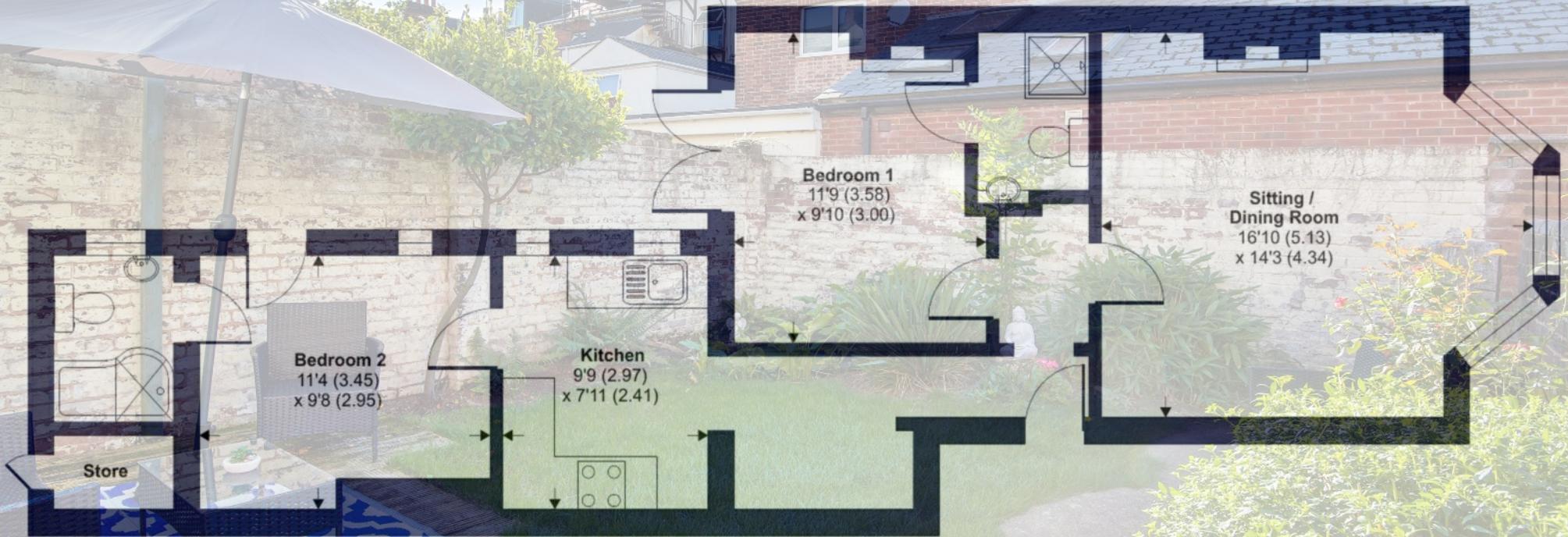
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Raleigh Road, Exeter, EX1

Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



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See things differently.