

80 Radford Road, St Leonards, Exeter, EX2 4ES



An exceptional two bedroom Victorian mid terrace in the very sought after location of Radford Road, St Leonards. This property affords many of the original features and has been renovated to a high standard by the current owners. The accommodation benefits from a lounge, dining room, modern kitchen, two double bedrooms, refitted bathroom and a courtyard garden. With just minutes walk to the city centre this property is an absolute must to view.

Offers in the region of £290,000 Freehold DCX01952

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via a uPVC part glazed front door, doors to the dining room, kitchen, under stair storage cupboard, turning staircase to the first floor, wood laminate flooring, dado rail, radiator.



Dining Room 9' 0" x 9' 11" (2.735m x 3.023m)

Rear aspect uPVC double glazed window, wood laminate flooring, picture rail, radiator and opening through to the lounge.



Lounge 10' 4" x 11' 0" (3.157m x 3.343m)

Front aspect uPVC double glazed sash style double glazed window, recessed fireplace with a wooden mantle, Television point, picture rail, wood laminate flooring, radiator.



Kitchen 8' 10" x 7' 7" (2.685m x 2.311m)

Rear and side aspect uPVC double glazed windows, recently refitted range of eye and base level units with a stainless steel sink and mixer tap, marble effect work surfaces, integrated oven and hob with an extractor fan above, integrated slimline dishwasher, further appliance space, concealed wall mounted boiler, wood laminate flooring, understairs storage cupboard, radiator, uPVC double glazed door to the garden.



First Floor Landing

Doors to bedroom one, bedroom two, bathroom, storage cupboard with shelving, access to the loft void above.



Bedroom One 14' 5" x 10' 5" (4.402m x 3.177m)

Front aspect uPVC sash style double glazed windows, feature fireplace with a wooden mantle, picture rail, radiator.



Bedroom Two 10' 4" x 9' 0" (3.146m x 2.736m)

Rear aspect uPVC double glazed window with a view over the courtyard garden, feature fireplace with a wooden mantle, radiator.



Bathroom

Rear aspect uPVC frosted double glazed window, recently refitted modern three piece white suite benefiting from a panel enclosed bath with a mixer tap and hand held shower above, low level WC, wash hand basin, part tiled walls, heated towel rail.



Rear Garden

Enclosed courtyard rear garden with hard standing, seating area and shrub borders.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and

fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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