



1 Mount Radford Square, St Leonards, Exeter, EX2 4EP  
Guide Price £495,000



Beautifully presented, and stylishly improved, this three bedroom detached property is located in the desirable address of Mount Radford Square. On the doorstep are the shops, cafes and boutiques of St. Leonard's village bursting with local produce and character. This property has been finished to an exacting standard throughout with a blend of materials and finishes along with a contemporary colour pallet and offers light and spacious, modern accommodation while still retaining many character features, making it the perfect mix of old and new. The ground floor living space is of generous proportions, with an open plan and social feel. On the first floor, are three good sized bedrooms, again finished to a wonderful standard with high quality carpet throughout the first floor. You will also find a high specification bathroom, as well as a separate shower room. The lower floor level, offers a brilliant storage/study area and utility room. To the front of the property is a small courtyard garden and private parking space.





Mount Radford Square is situated within the heart of St Leonards, close to excellent local amenities, whilst only a short walk from a number of excellent private schools including Exeter School and The Maynard. There are also a number of state schools at all levels together with a red brick University and expanding College. The Royal Devon and Exeter, and Nuffield hospital's are also situated near by. The Cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, museum and prestigious shopping centre in Princesshay, which is again only a short walk away. Rail links to London Paddington are about 2 hours. Exeter airport is 5 miles away providing regular air services to the UK and international destinations.

Wooden front door leading to

**Open Plan Entrance:**

Wood flooring. Inset lighting.

**Living Room:**

**19'8 x 13'8 (5.99m x 4.17m)**

A dual aspect room with two windows offering plenty of natural light to this beautifully presented room offering ample space for both living and dining if desired. Charming features throughout such as exposed brickwork, beams and alcove storage with hidden lighting. Contemporary wall mounted gas fire. Wood flooring.

**Kitchen/Breakfast Room:**

**19'8 x 13' (5.99m x 3.96m)**

A real feature of the property, fitted with a range of bespoke units with work tops over. Inset single drainer stainless steel sink unit with mixer taps over. Four ring induction hob with hood over and oven under. Integrated dishwasher and fridge/freezer. Dual aspect windows with aspect to the front and rear. Feature lighting. Wood flooring.

From the Living Room stairs descend to

**Lower Ground Floor Lobby:**

Multi glazed sliding door. Tiled floor.

**Store/Study:**

**12'8 x 10'10 (3.86m x 3.30m)**

Tiled flooring. Radiator. Fitted shelving.

**Utility Room:**

**8'6 x 6'10 (2.59m x 2.08m)**

Roll edge worktop with cupboard under. Inset single drainer stainless steel sink unit with chrome mixer tap over and tiled surround. Wall mounted gas fired boiler. Tiled floor. Space and plumbing for washing machine. Further appliance space.

**Spacious Landing:**

Exposed feature brick feature wall with inset wood beams. Window to the rear and radiator.

**Master Bedroom:**

**14'8 x 9'8 (4.47m x 2.95m)**

A good sized dual aspect room with windows to the front and side. Radiator. Inset lighting.



**Bathroom:**

Beautifully presented with a matching white suite comprising panelled bath with fitted shower and glazed shower screen over. Wall hung wash basin with storage drawer and wall mounted mirrored bathroom cabinet above. Low level wc, Double width chrome radiator. Inset lighting. Obscure double glazed window to side aspect.

**Bedroom Two:**

**13'3 x 8'9 (4.04m x 2.67m)**

Good sized room with plenty of natural light and double glazed window to front aspect. Radiator. Inset lighting.

**Bedroom Three:**

**10'8 x 6'8 (3.25m x 2.03m)**

A pleasant room with double glazed window to rear aspect. Radiator. Inset lighting.

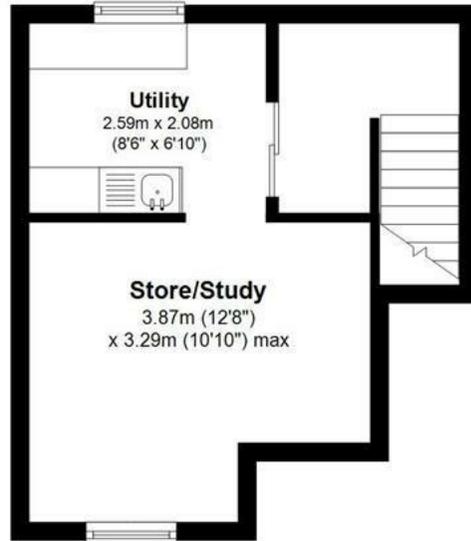
**Shower Room:**

Fitted with a matching white suite comprising wall hung wash hand basin with storage drawer and mirror over. Glazed shower enclosure and low level wc. Heated towel rail. Inset lighting.

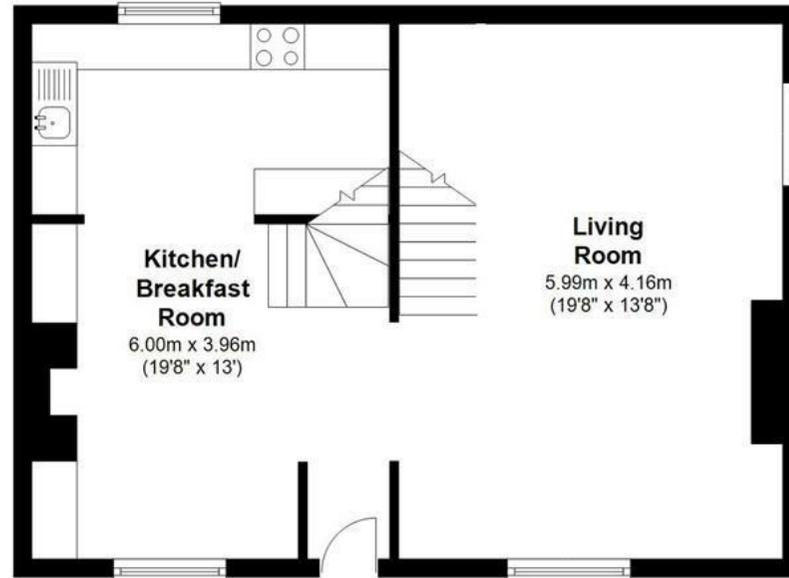
**Outside:**

To the front of the property is an enclosed courtyard garden and private parking.

**1 Mount Radford Square, Exeter**



**Lower Ground Floor**



**Ground Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

