



34 Temple Road, St Leonards, Exeter, EX2 4HQ
£995 PCM

A stunning refurbished mid terraced house situated in this enviable St Leonards location opposite the park. The property is well placed for the city centre, Southernhay and RD&E Hospital. The accommodation comprises; entrance vestibule, hallway, sitting room, dining room, refitted kitchen with appliances, two double bedrooms and a spacious modern fitted bathroom. To the rear there is an enclosed courtyard garden. Residents parking scheme. Viewing highly recommended.



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Temple Road is situated within the heart of St Leonards, close to excellent local amenities. The property is 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 hospitals are also situated near by. The Cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, museum and Princesshay shopping centre, 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.

Wood front door with window over to

Entrance vestibule:

Period coving. Dado rail. Part coloured glazed door to

Entrance hall:

Corniced arch. Stairs rising to the first floor. Stripped wood floor.

Sitting room:

12'2" x 9'6" (3.73m x 2.90m)

to chimney breast plus two recesses. UPVC double glazed bay window with aspect to the front. Radiator. Period coving. Picture rail. Period cast iron fireplace with mantle and hearth. Stripped wood floor. Large square opening to

Dining room:

10'3 x 10'5 (3.12m x 3.18m)

Window. Radiator. Original built in glazed cupboards with storage below to either recess. Understairs cupboard with light and gas meter. Part glazed door to

Kitchen:

Newly fitted with a range of matching wall mounted and base units. Work tops over with attractive tiled surrounds. Inset one and a half bowl sink unit with mixer tap over. hob with oven under and hood over. Washing machine. Integral dishwasher. Further kitchen appliance. Double glazed window with aspect to the rear. Double glazed Velux style window. UPVC double glazed door to the rear garden.

First floor:

Split level landing:

Hatch to large boarded loft space with light. Doors to



Bedroom 1:

13'2 x 9'10 (4.01m x 3.00m)

Two UPVC double glazed windows with aspect to the front. Radiator. Picture rail. Period cast iron fireplace. Original built in shelved storage cupboard with further storage over. Stripped wood floor.

Bedroom 2:

10'2" x 7'8" (3.10m x 2.36m)

plus two recesses. Double glazed window with aspect to the rear. Radiator. Picture rail. Recessed fireplace. Original built in shelved storage cupboard with further storage over.

Bathroom:

8'6 x 7'3 (2.59m x 2.21m)

Part glazed door. Newly fitted with a matching white suite comprising low level wc. Wall hung wash basin. Bath with chrome shower over. Contemporary radiator UPVC obscure glazed window.

Outside:

To the rear of the property is a walled courtyard garden.



