



21 Lister Close, St Leonards, Exeter, EX2 4SD  
£1,800 PCM

A well presented executive detached house situated in the sought area of St Leonards. The property overlooks a green to the front and is within walking distance of the communal play area and bus stop. The accommodation which benefits from double glazing and gas central heating briefly comprises entrance hallway, living room, dining room, kitchen/breakfast room, cloakroom/wc, five bedrooms, two en-suites and a family bathroom. Outside the property has landscaped gardens, garage and parking.



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Lister Close is located in St Leonards close to the hospitals and excellent local amenities. The property is only a short level walk into the City, which provides a number of excellent private schools including The Maynard School and Exeter School, which are all within walking distance. 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 Hospitals and the Nuffield Hospital are also near by. The Cathedral city of Exeter has a wide range of sports and leisure facilities, theatres, cinemas, a museum and a new shopping centre in Princesshay which is only a short walk away. Rail links to London Paddington about two hours. Exeter Airport is about five miles away providing regular air services to the UK and International destinations.

**Covered Storm Porch:**

Coach style light. Front door to

**Entrance Hallway:**

Coved ceiling. Ceiling mounted smoke alarm. Telephone point. Radiator. Stairs rising to the first floor. Doors to

**Living Room:**

**20'8 x 10'9 (6.30m x 3.28m)**

A dual aspect room with UPVC double glazed windows with aspect to the front and UPVC double glazed French doors to the rear garden. Two UPVC double glazed side panels. Coved ceiling. Radiator. Television point. Moulded fire surround with mantle over and marble inset and hearth. Open grate.

**Dining Room:**

**12' x 10'9 (3.66m x 3.28m)**

Two UPVC double glazed windows with aspect to the front. Coved ceiling. Two radiators.

**Kitchen/Breakfast Room:**

**17'2 x 12' (5.23m x 3.66m)**

Fitted with a range of modern matching wood fronted wall mounted and base units including corner display units and glazed units. Roll edge work tops over with tiled surrounds. One and a half bowl single drainer stainless steel sink unit with chrome mixer taps over. Plumbing for washing machine and dishwasher. Integrated fridge/freezer. Double oven range with two electric hot plates, three gas burners and warming oven. Two UPVC double glazed windows with aspect to the rear garden. Part double glazed door to outside. Radiator.

**Cloakroom/WC:**

Fitted with a modern matching two piece white suite comprising low level close coupled wc and pedestal wash basin. Wall tiling to dado rail. Radiator. Extractor fan.

**First Floor Landing:**

UPVC double glazed window with aspect to the front. Radiator. Stairs rising to the second floor. Doors to

**Bedroom One:**

**11' x 8'4 (3.35m x 2.54m)**

UPVC double glazed window with aspect to the front. Radiator. Built in double wardrobe with provision for hanging and storage.

**Bedroom Two:**

**12'3 x 10'10 (3.73m x 3.30m)**

UPVC double glazed window with aspect to the front. Radiator. Two built in double wardrobes with provision for hanging and storage.



**En-suite Shower Room:**

Fitted with a modern matching three piece white suite comprising low level close coupled wc, pedestal wash basin. Glazed shower cubicle with fitted shower unit. Shaver point. Extractor fan. Radiator. Fully tiled walls. Obscure UPVC double glazed window.

**Bedroom Three:**

**11' x 9'10 (3.35m x 3.00m)**

UPVC double glazed window with aspect to the rear. Two built in double wardrobes with provision for hanging and storage. Radiator.

**En-suite Shower Room:**

Fitted with a modern matching three piece white suite comprising low level close coupled wc, pedestal wash basin. Glazed shower cubicle with fitted shower unit. Shaver point. Extractor fan. Radiator. Fully tiled walls. Obscure UPVC double glazed window.

**Family Bathroom:**

Fitted with a modern matching three piece white suite comprising low level close coupled wc, pedestal wash basin. Panelled bath with twin chrome handgrips and fitted shower unit over. Wall tiling. Radiator. Extractor fan. Shaver point. Obscure double glazed window.

**Second Floor Landing:**

**7' x 6'6 (2.13m x 1.98m)**

Spacious landing area with potential for desk space. Hatch to loft space. Ceiling mounted smoke alarm. Built in cupboard housing water heating system.

**Bedroom Four:**

**16'9 x 11' (5.11m x 3.35m)**

A dual aspect room with double glazed windows with aspect to the front and rear. Radiator. Telephone point. Television point.

**Bedroom Five:**

**16'10 x 13'6 (5.13m x 4.11m)**

A dual aspect room with double glazed windows to the front and rear. Two radiators.

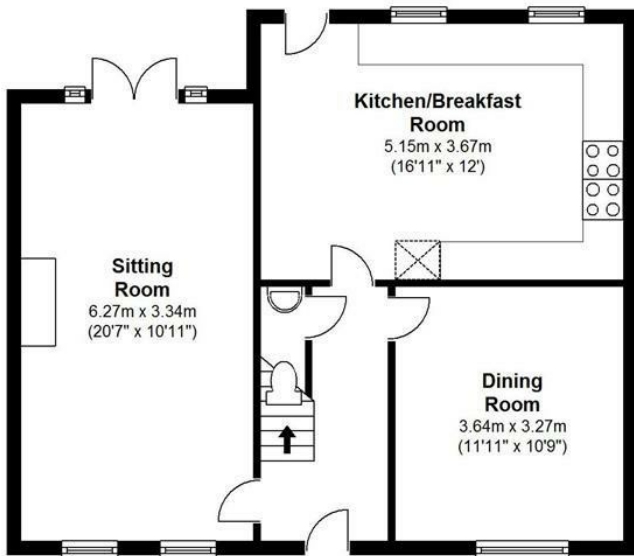
**Outside:**

The garden to the front and side of the property is laid mainly to gravel with mature shrubs with paved path leading to the front door. Driveway parking for two cars. To the rear of the property is an enclosed garden which has been attractively landscaped with shaped lawn and two paved seating areas. Mature borders. Wooden shed.

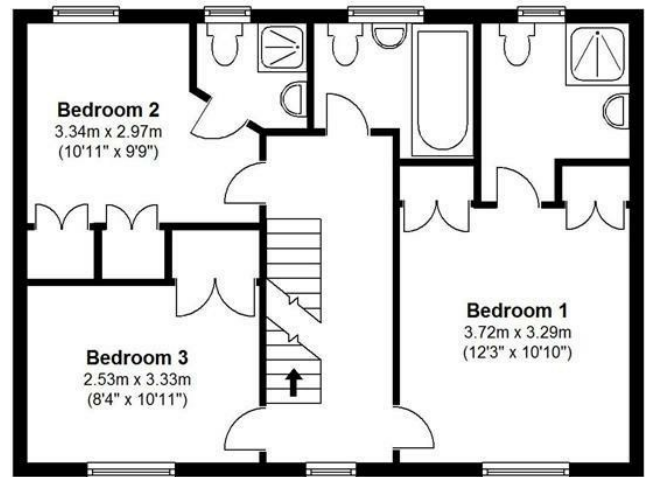
**Garage:**

**16'10 x 9' (5.13m x 2.74m)**

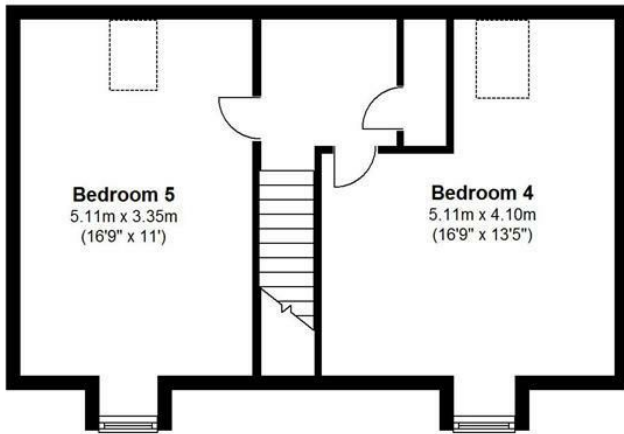
With electric up and over door. Power and light.



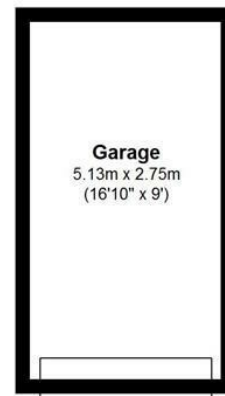
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>	62	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		