

STAGS

12, Watson Place

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Exeter, Devon, EX2 4SF

Exeter city centre (1.9 miles), Exeter St.Davids train station (2.7 miles), M5 junction 30 (3.1 miles)

An immaculate, modern three bedroom town house situated in St Leonards, within easy walking distance of the Royal Devon & Exeter Hospital, the city centre and the quay.

- Modern town house in St.Leonards close to the hospital
- Garage and allocated parking
- Current council tax band: E
- EPC: C
- Modern kitchen and first floor sitting room
- 3 bedrooms and 2 bathrooms
- Enclosed landscaped garden
- No onward chain

Guide Price £400,000

SITUATION

The property occupies a convenient position just off Barrack Road, providing excellent access to the amenities of Exeter city centre, the Royal Devon University Hospital, local schools and a wide range of shopping, leisure and recreational facilities. Exeter offers a thriving city environment with a rich history, excellent transport links including mainline railway stations, easy access to the M5 motorway and a range of well-regarded educational establishments.







ACCOMMODATION

The front door opens into a hallway with on the left into a modern kitchen/breakfast room fitted with a range of appliances and there is a useful breakfast bar. Continuing along the hall, stairs rise to the first floor, there is a down stairs W.C and at the end a dining room or study with a window and door to the garden.

On the first floor, to the front is a good sized sitting room with two windows to the front and at the rear a double bedroom and stairs rise to the top floor where there are 2 further double bedrooms, the master having an ensuite shower room. On this floor is also a bathroom fitted with a panel bath, low level W.C and a hand wash basin.

OUTSIDE

The property is accessed via a footpath which leads to a small area of grass garden to the front. To the rear is a landscaped, enclosed garden with a patio for outside dining and to the rear an area of lawn. A gate at the bottom gives access to a parking where there is a garage in a block with allocated parking to the front. Visitors parking is provided in a car park where a permit is required.

SERVICES

Utilities: Mains electric, gas, water, drainage, telephone and broadband
Heating: Gas central heating
Tenure: Freehold
Annual communal charge: Circa £200 per year
Standard, ultrafast and superfast broadband available (Ofcom)
EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom)

DIRECTIONS

What three words: ///nasal.take.fleet

TENANCY

The property is currently tenanted and will be available from April 2026



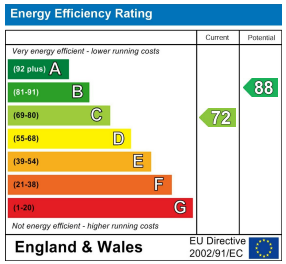




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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