



14 Colleton Mews St Leonards Exeter

£230,000

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Chartered Surveyors and Estate Agents

SITUATION & DESCRIPTION

Colleton Mews is a select development of modern houses conveniently situated between the city centre and the busy Quayside area of Exeter. The cathedral, central business district in Southernhay and the impressive new Princesshay Shopping Centre are all within a few minutes walk.

The house offers versatile accommodation with the benefit of gas central heating and double glazing. The garage has been converted to provide an additional ground floor bedroom with a shower. The accommodation briefly comprises a hall, cloakroom, fitted kitchen with integral appliances, a study or breakfast room, living room, dining room, superb master bedroom with an ensuite shower room, 3 further bedrooms and a bathroom. There is a neat courtyard garden while the remaining portion of the garage makes for a useful store.

ACCOMMODATION

The accommodation with approximate measurements etc is as follows:

Front door to

Hall

Radiator, coved ceiling with downlighters, telephone point, fuse box, dimmer switch, stairs rising to the first floor.

Cloakroom

Hand wash basin with a tiled surround, close coupled WC, radiator, coved ceiling, extractor.

Study/Breakfast Room 3.77m x 2.60m (12' 4"x 8' 6")

The patio doors to the courtyard garden; radiator; coved ceiling; telephone point; television aerial point; large cupboard under the stairs.

Bedroom 4 3.65m x 2.37m (12' x 7' 9")

Double glazed window; coved ceiling; electric heater; pedestal wash basin with a tiled splashback; uPVC double glazed door to the rear garden; tiled shower cubicle with an electric shower unit.

Kitchen 3.52m x 1.64m (11' 7"x 5' 5") Widening to 2.52m (8' 3")

An L shaped room which is extensively fitted with matching base and eye level units. 1½ bowl stainless steel unit set within roll edge worktops with tiled splashbacks. Gas point; coved ceiling with downlighters; dimmer switch; extractor; double glazed window; integrated fridge and freezer; plumbing for dishwasher; gas central heating boiler.

Stairs to

Dining Room 3.78m x 2.62m (12' 5"x 8' 7")

Two double glazed windows; laminate flooring; coved ceiling; dimmer switch; airing cupboard housing a factory sealed hot water cylinder with an immersion heater and slatted shelving.

Living Room 3.76m x 3.52m (12' 4" x 11' 7")

Fireplace with gas point and a carved wooden surround; laminate flooring; double glazed window; coved ceiling; television aerial point; radiator; dimmer switch.



Bedroom 2 2.71m x 2.46m (8' 11" x 8' 1")

Radiator; double glazed window; laminate flooring; coved ceiling; hatch to roof space; television aerial point.

Bedroom 3 2.62m x 2.17m (8' 7" x 7' 1")

Double glazed window; radiator; coved ceiling; laminate flooring.

Stairs to

Landing

Coved ceiling

Bedroom 1 5.46m max x 3.10m (17' 11" x 10' 2")

Double glazed window; coved ceiling; radiator; excellent range of fitted wardrobes with mirrored sliding doors; wall light points; television aerial point; hatch to roof space. Door to

Ensuite Shower Room

Pedestal wash basin with a tiled surround; close coupled WC; tiled shower cubicle with shower unit; radiator; frosted double glazed window; coved ceiling; wall light with shaver point.



Bathroom

Panelled bath with a tiled surround and shower mixer tap; vanity unit; low level WC; radiator; frosted double glazed window; coved ceiling; downlighters; wall light with shaver point.

OUTSIDE

To the front of the house there is a neat area of lawn and a private driveway in front of the converted garage which retains its up and over door and offers some useful storage space.

To the rear of the house there is a courtyard garden with raised borders, outside lighting, power supply and a timber shed.

TENURE

The property is being offered freehold with vacant possession on completion.

SERVICES

All mains services are available. There is a gas fired central heating system.

COUNCIL TAX BAND

Council tax band D

DIRECTIONS

From Exeter city centre proceed down South Street and cross the junction with Western way onto the B3182 Topsham Road. Before the bottom of the hill take the 2nd right into Melbourne Street and 1st left into Colleton Row which leads into Colleton Mews. No 14 will be found on the left hand side.

VIEWING

Strictly by prior appointment with the vendors agents

drewpearce
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For the attention of Michael Henderson
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ENERGY PERFORMANCE CERTIFICATE



HOME INFORMATION PACK

A Home Information Pack has been prepared for this house and details are available from the agents.

Property Ref: 50-1472

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Floorplan For Illustrative Purposes Only. Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.