



14 Lister Close



City Centre – 1.5 miles

A modern 3 storey town house situated in a sought after residential area of St Leonards with an enclosed garden and garage.

- Sought after residential area in St Leonards
- Modern 3 storey town house
- 4 bedrooms
- Enclosed rear garden
- Single garage

SITUATION

Lister Close is situated in St Leonards, widely, and understandably, regarded as the most favoured residential area of the city. The property is within walking distance of The Royal Devon & Exeter and Nuffield Hospitals with the nearby Magdalen Road which offers a cluster of mainly independently owned shops and services including a delicatessen, farm shop, award winning fishmongers, grocer, boutique shops, convenience store, newsagent, public house, cafes and restaurants. Exeter's city centre boasts a wide range of sporting and leisure facilities, excellent dining, shopping, museum, theatre and sporting and recreational pursuits. The property is ideally situated for both local and public schooling. Exeter has two mainline railway stations to Paddington and Waterloo.

DESCRIPTION

This wonderful semi-detached modern town house is situated within a popular residential area close to the RD&E and Nuffield Hospitals. A 3 storey home with 4 bedrooms, sitting room, kitchen, family bathroom, 2 en suite shower rooms and guest cloakroom. To the rear of the property is a delightful enclosed garden and to the left, a parking space with a single garage.

ACCOMMODATION

The entrance hall provides stairs to the first floor and a guest cloakroom providing a wc and basin. To the right is the kitchen with a front aspect with views over the communal green, an array of matching base and wall units, gas hob, electric oven, integrated fridge freezer, washing machine and

dishwasher. The sitting/dining room has a rear aspect with patio doors leading out to the rear garden and a feature fireplace with a electric fed fire.

The first floor landing has a side aspect window and a Juliette balcony to the front. The landing provides an airing cupboard and storage. Bedroom 2 has a rear aspect with fitted wardrobes and an en suite arranged with a shower unit, wc and basin. Bedroom 4 has a front aspect with a Juliette balcony. The family bathroom provides a bath with shower fitment overhead, wc and basin.

The second floor landing has a side aspect window and access to the loft. Bedroom 1 has a rear aspect with a Juliette Balcony, built-in wardrobes and an en suite arranged with a shower cubicle, wc and basin. Bedroom 3 has a front aspect with 2 windows overlooking the communal green.

OUTSIDE

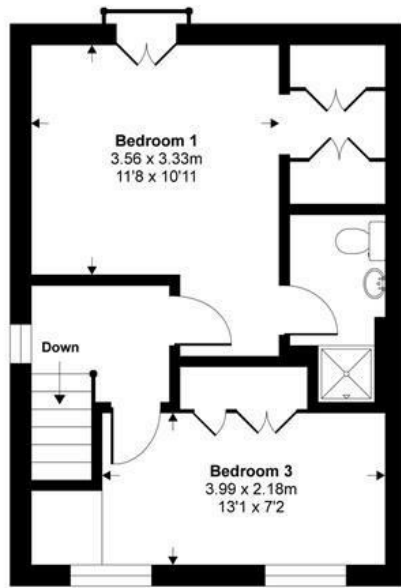
The enclosed rear garden has a paved patio and an area of lawn with perimeter fencing. There is access from a path leading from the front of the property and a door to the garage. The single garage has an up & over door with power and light.

DIRECTIONS

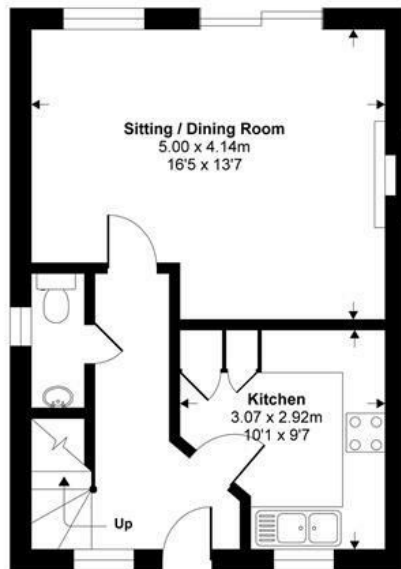
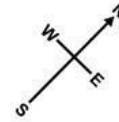
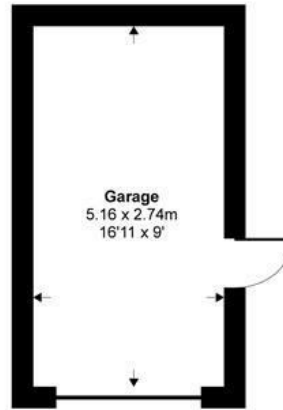
From the city centre proceed on the A3015/Topsham Road. At the Traffic lights turn left onto Barrack Road towards the RD&E Hospital. At the next junction of traffic lights turn left onto Wonford Road then immediately left onto Lister Close.



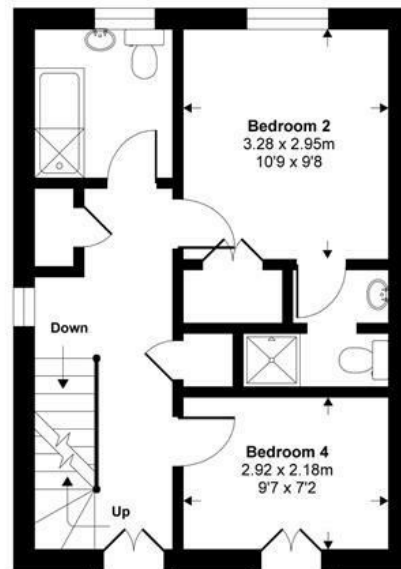
Approximate Area = 1224 sq ft / 113.7 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1377 sq ft / 127.9 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Stags. REF: 760898

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(71) C	(82) D
(69-80) G	(55-68) E	(35-54) F	(2-48) G
Net energy related - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2020/9/1/EC	

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