



12, Lister Close



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Exeter, Devon, EX2 4SD

RD&E Hospital (0.3 Miles), Exeter Cathedral (1.1 Miles)

A modern, three-storey, semi-detached townhouse, situated in the highly sought-after residential area of St Leonards.

- Modern three-storey townhouse
- Open plan living
- Driveway parking
- Modern fitted kitchen
- EPC rating: C(77)
- Four bedrooms, two en suites
- Garage with home office
- Enclosed rear garden
- Freehold
- Council tax band: D

Offers In Excess Of £450,000

SITUATION

Lister Close is conveniently positioned within St Leonards, widely and understandably regarded as one of Exeter's most favoured residential locations. The property lies within walking distance of both the Royal Devon & Exeter Hospital and Nuffield Health Hospital, while the vibrant amenities of Magdalen Road, including independent shops, cafés and restaurants, are close at hand. The city centre, Exeter University, riverside walks and excellent transport links are all easily accessible.

DESCRIPTION

This wonderful modern semi-detached townhouse is arranged over three storeys and provides well-balanced and versatile family accommodation. The property benefits from a contemporary layout including an open-plan kitchen and sitting/dining room, four bedrooms, a family bathroom, two en-suite shower rooms and a ground floor cloakroom. Outside, there is an attractive enclosed rear garden, driveway parking and a single garage, part of which has been converted to create a useful home office.



ACCOMMODATION

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a guest cloakroom fitted with a WC and wash hand basin. To the left is the modern kitchen, enjoying a front aspect with views over the communal green and fitted with a range of contemporary base and wall units, integrated appliances and ample worktop space. The kitchen opens through glazed double doors into the sitting/dining room, creating a sociable open-plan arrangement while retaining the option to close the rooms off if desired. The sitting/dining room enjoys a rear aspect with patio doors opening onto the garden, providing excellent natural light.

The first-floor landing benefits from a side aspect window, a Juliette balcony to the front, along with an airing cupboard and additional storage. Bedroom two is a generous double room with a rear aspect, fitted wardrobes and an en suite shower room. Bedroom four enjoys a front aspect with a Juliette balcony, while the family bathroom is fitted with a bath and shower over. The second floor provides access to the loft and two further bedrooms, including the principal bedroom with built-in wardrobes, a rear aspect Juliette balcony and an en suite shower room. Bedroom three is positioned to the front of the property and enjoys two windows overlooking the communal green.

OUTSIDE

To the rear of the property is a delightful enclosed garden, accessed directly from the sitting/dining room and via a side gate from the driveway. The garden is arranged with a decked seating area ideal for outdoor dining, leading to a planted section with shrubs and a pathway to the home office, created from part of the garage. To the right of the property is driveway parking and a single garage, offering additional storage alongside the home office space.

SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating.

Tenure: Freehold

EPC: C (77)

Council tax band: D

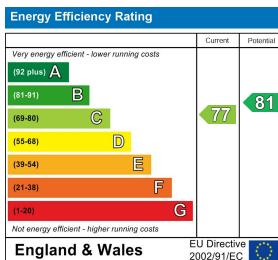
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTES

The vendor has advised that there is an annual maintenance/management charge of approximately £180. There is a Right of Way to the front of the property which provides access for the neighbour.



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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