



13 Colleton Mews



# 13 Colleton Mews

, Exeter, EX2 4AH

A lovely three storey terrace home, situated in the fabulous residential area of St. Leonards, close to the city centre and quay.

- Off Road Parking
- Master en-suite
- Half Garage
- EPC - C70
- Spacious Sitting Room
- City Centre Location
- Attractive open plan kitchen/dining room
- Council Tax Band - E

Guide Price £425,000

## SITUATION

Colleton Mews boasts a fantastic location just minutes from Exeter's historic quayside and city centre, offering a range of outstanding private and state schools at all levels, as well as a well regarded university and a growing college. Exeter's city centre is approximately 0.5 miles away and 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 The Royal Devon & Exeter and Nuffield Hospitals nearby. Exeter has two mainline railway stations to Paddington and Waterloo and an international airport.

## DESCRIPTION

This ideally located three-storey modern townhouse is situated in the desirable St. Leonards area. The property features a contemporary kitchen and dining room, access to a partially converted garage, and patio doors leading to the garden. On the first floor, you'll find a spacious sitting room with a balcony offering views of the rear garden. The top floor hosts the master bedroom with an en-suite, along with two additional bedrooms and a bathroom. Outside, there's off-road parking, a half garage, and a garden.



## ACCOMMODATION

As you enter through the front door, you're welcomed by a stylish entrance hallway perfect for storing shoes and coats. To your right, the first door leads into a convenient half garage, offering ample space for storage.

Continuing down the hallway, you'll find a spacious open-plan kitchen, dining, and family room. This is a fantastic area for entertaining, complete with double patio doors that seamlessly connect to the garden.

On the first floor, at the rear of the property, a generous sitting room awaits, providing a retreat with two double-glazed windows that flood the space with natural light. This floor also features a third bedroom and a family bathroom, ensuring comfort and convenience.

Ascending the stairs to the second floor, you'll discover a well-sized double bedroom with a front facing double glazed window. Finally, the master bedroom impresses with its spacious layout and en-suite shower room.

## OUTSIDE

At the front of the property, you'll find a driveway that offers off-road parking for one car and direct access to the garage.

The southeast-facing rear garden is a delightful space, featuring a decked area perfect for al fresco dining. A convenient rear gate provides easy access back to the front of the property.

## SERVICES

Current Council Tax: E

Utilities: Mains electric, water, telephone and broadband

Drainage: Mains

Heating: Gas central heating

Tenure: Freehold

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

## DIRECTIONS

From Stags office in Southernhay proceed down Southernhay east. Take the second exit onto Holloway Street then the first right turning onto Friars Walk. Continue past Colleton Crescent then to Colleton row. Proceed towards Colleton Mews where the property can be found on the right hand side.



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.



Approximate Area = 1048 sq ft / 97.3 sq m  
 Garage = 51 sq ft / 4.7 sq m  
 Total = 1099 sq ft / 102 sq m  
 For identification only - Not to scale

Ground Floor

First Floor

Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2024. Produced for Stags. REF: 1195676



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	82
EU Directive 2002/91/EC			

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