



13 Watson Place

13 Watson Place, St Leonards, Exeter, EX2 4SF



City Centre 1.5 mile

A modern 3 storey townhouse located in an extremely popular development near the RD&E and the highly desirable area of St Leonards.

- Sought after residential area
- Modern mid-terrace townhouse
- 3 bedrooms
- Versatile accommodation over 3 storeys
- West facing enclosed garden
- Front lawned garden
- Single garage
- Freehold
- Council Tax Band E

Guide Price £375,000



SITUATION

Watson Place forms part of a sought after residential development on the fringes of St Leonards, close to the centre of the cathedral and university city of Exeter, County Hall and The Royal Devon & Exeter Hospital. St Leonards also has several highly regarded schools and a popular range of individual shops along Magdalen Road. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads.

DESCRIPTION

This modern mid-terrace townhouse is located in a very sought after development on the edge of St Leonards, near the RD&E. This well presented city home offers bright and spacious accommodation over 3 floors incorporating 3 bedrooms, sitting room, kitchen, dining room/study, bathroom, master ensuite and guest cloakroom. The property enjoys a compact lawned garden to the front and an generous rear garden created for low maintenance with patio areas and established borders. The property has the benefit of a single garage.

ACCOMMODATION

The entrance hall provides stairs to the floor and a guest cloakroom with wc and basin. The kitchen has a front aspect window with an array of matching base and wall units, an integrated fridge/freezer, dishwasher, washing machine and a range style cooker. The versatile room to the rear of the ground floor has views over the garden and direct access. This room could be used as a

dining room, study or 4th bedroom.

The first floor accommodation is arranged with a sitting room and bedroom. The sitting room has two front aspect windows, a feature fireplace with an electric fire and finished with wood effect flooring. Bedroom 3 is a double room with 2 rear aspect windows with garden views.

The second floor landing has an airing cupboard. Bedroom 1 has 2 front aspect windows, fitted wardrobes and an ensuite with a corner shower cubicle, wc and basin. Bedroom 2 has 2 rear aspect windows with garden views and fitted wardrobes. The family bathroom is arranged with a bath with shower overhead, wc and basin.

OUTSIDE

To the front of the property is a small area or lawn with a hedge perimeter. The enclosed rear garden is of low maintenance design with a generous patio area, decorative chippings, planted borders and a pedestrian gate leading to the garage blocks. There is an allocated single garage. Permit parking available.

SERVICES

All mains connected. Gas central heating.

DIRECTIONS

From the city centre proceed along Topsham Road and at the traffic lights turn left into Barrack Road (signed RD&E Hospital). Proceed along Barrack Road and take the third left into Fleming Way. Take the first left into Watson Place, following the road around to the right and the property will be found after a short distance on the right.





Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(32 plus) A</p> <p>(81-85) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		71	83
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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