



103 Gras Lawn

St Leonards, Exeter, EX2 4ST

A rare opportunity to acquire this very impressive 5 bedroom townhouse forming part of a highly sought after residential development in St Leonards with surrounding residents' communal green areas and a small children's play park nearby. The exceptionally large three storey property is quietly situated close to local amenities and just a 5-10 minute easy level walk to the Nuffield and the Royal Devon & Exeter hospitals. The city centre is about 20 minutes by foot and Exeter's vibrant maritime quayside is about 15 minutes. Riverside walks and cycle paths are also nearby for outdoor enthusiasts and dog walkers.

A regular bus service can be picked on Barrack Road leading to Topsham, Dawlish, Newton Abbot and Torquay with frequent service to and from the town

Perfect as a large family home or high end investment property for the rental market and early viewings recommended!

Guide Price £600,000

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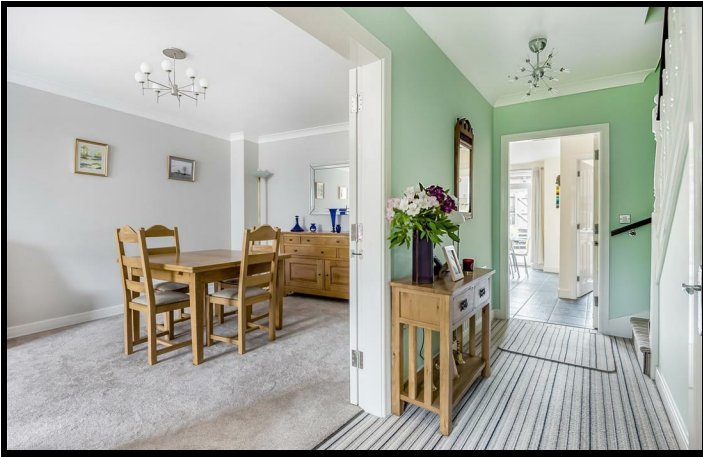
- Superior Three Storey Townhouse
 - Kitchen/Diner/Family Room, Utility Room
 - Gas Central Heating & uPVC Double Glazing
 - Well maintained Communal Grounds & Play Park
- Highly Sought After Area Close to Hospitals
 - Ground Floor Cloakroom WC.
 - Attractive Hard Landscaped Rear Garden
- Entrance Hall, Lounge, Dining Room
 - 5 Bedrooms - 2 En-suites, Family Bathroom
 - Extra Large Garage & Hardstanding

Entrance Hall	Bedroom 5
Cloakroom WC	11'8" x 8'1" (3.56m x 2.48m)
Dining Room	Landing
21'10" x 11'10" (6.68m x 3.63m)	Bedroom 1
Kitchen/Breakfast Room	15'5" x 13'6" (4.70m x 4.14m)
18'9" x 15'3" (5.74m x 4.65m)	Walk-In Wardrobe
Utility Room	6'7" x 6'0" (2.01m x 1.83m)
9'4" x 5'1" (2.87m x 1.55m)	En-Suite Bathroom
Landing	Bedroom 3
Lounge	15'1" x 11'10" (4.62m x 3.63m)
19'3" x 16'6" (5.89m x 5.05m)	Bedroom 4
Bedroom 2	11'6" x 8'9" (3.53m x 2.67m)
15'5" x 12'4" (4.70m x 3.78m)	Bathroom
En-Suite Shower Room	Estate Management Service Charge



Directions





Floor Plan



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