



### Description

A substantial double fronted, end of terrace period property, situated in the sought after St Leonards area of Exeter, currently comprising three × one bedroom flats and a studio apartment, along with two large rear patio areas, an elevated front garden, a courtyard area accessed from Flat 1 and a sizeable two storey detached outbuilding to the rear of the property. The property is presented in good order retaining many character features, along with the potential for upwards extension into the loft space and the detached two storey outbuilding, both offering tremendous potential for further development and enhancement of the existing accommodation already on offer, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Exeter City Council planning department.



### Situated

Topsham Road is situated in the popular St Leonards area of the Cathedral city of Exeter, being a short walk to the historic quayside, the Royal Devon and Exeter hospital, the city centre and readily commutable to the A30/A38/M5 road networks, along with public transport links and mainline railway stations.

### Ground Floor

Entrance vestibule, hallway giving access to flat 1 and staircase to the upper floors.

**Flat 1** Sitting room, dining room with sunroom and courtyard area off, bedroom, kitchen/breakfast room, rear lobby with access to the patio areas and bathroom.

### First Floor

Landing.  
**Flat 2** Dual aspect lounge/

kitchen/diner, double bedroom and en-suite shower room.

### Second Floor

Landing with loft access.

**Flat 3** Lounge, kitchen/diner, bedroom and shower room.

**Flat 4** Lounge/bedroom, kitchen and shower room.

### Outside

Front terraced garden giving access to main entrance of the property along with a covered side alleyway leading to the rear

of the building, two sizeable patio areas and a rear courtyard serving Flat 1, with additional gated pedestrian access to the rear of the property.

### Detached Outbuilding Ground Floor

Storage area.

### First Floor

Accessed externally from the upper patio level, room one, room two being triple aspect, having a WC and storage area.

### EPC Ratings

**Flat 1 D. Flat 2 TBC. Flat 3 TBC. Flat 4 TBC. Outbuilding TBC**

### Council Tax Bands

All flats are individually rated as A.

### Viewings

Strictly by prior appointment with Fulfords Exeter city centre 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.