



5 Watson Place, St Leonards, Exeter, EX2 4SF  
Guide Price £375,000

A deceptively spacious, modern town house situated in this sought after location of Exeter and within easy reach of the R D & E Hospital, local amenities and Exeter City centre. The accommodation which benefits from UPVC double glazing and gas central heating comprises entrance hall, cloakroom/wc kitchen/breakfast room, dining room, sitting room, three bedrooms, en-suite and family bathroom. The property has a garden to the rear and garage.



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Watson Place is situated in the favoured area of St Leonards, close to excellent local amenities. The property is only a short walk from a number of private schools including Exeter School. There are also a number of state schools at all levels together with a red brick University and expanding College. The Royal Devon and Exeter, and Nuffield hospitals are also situated nearby. The Cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, a museum and a new shopping centre in Princesshay, which is again only a short walk away. Rail links to London Paddington are about 2 hours. Exeter airport is 5 miles away providing regular air services to the UK and international destinations.

**Porch:**

Front door to

**Entrance hall:**

Coved ceiling. Radiator. Two telephone points. Stairs rising to the first floor.

**Kitchen/Breakfast room:**

**12'7 x 9'3 (3.84m x 2.82m)**

Fitted with a range of modern matching wall mounted and base units in a high gloss white finish with brushed stainless steel door furniture. Tiled surrounds. Glazed units. Under unit lighting. Space and plumbing for washing machine. Fridge Freezer. Tiled Floor. Dishwasher. UPVC double glazed window with aspect to the front.

**WC:**

Fitted with a modern matching two piece white suite comprising low level close coupled wc. Pedestal wash basin with chrome mixer taps and pop up waste. Extractor fan. Radiator. Wall tiling to dado. Tiled floor.

**Dining room:**

**12'9 x 8'9 (3.89m x 2.67m)**

UPVC double glazed window with aspect to the rear. Part glazed door to outside. Wood block flooring. Radiator. Understairs storage cupboard.

**First floor:**

Stairs rising to the second floor.

**Sitting room:**

**16'3 x 12'6 (4.95m x 3.81m)**

Two UPVC double glazed windows with aspect to the front. Coved ceiling. Moulded fire surround and mantle with marble inset. Fitted gas fire. Television point.



**Bedroom two:**

**12'6 x 8'10 (3.81m x 2.69m)**

Two UPVC double glazed windows with aspect to the rear garden.

Radiator.

**Second floor:**

Built in airing cupboard housing water cylinder and slatted shelving.

**Bedroom three:**

**12'6 x 8'10 (3.81m x 2.69m)**

Two UPVC double glazed windows with aspect to the rear. Full height triple wardrobe with provision for hanging and storage.

Radiator.

**Bedroom one:**

**12'6 x 9'3 including full height triple wardrobe w (3.81m x 2.82m including full height triple wardrobe)**

Two UPVC double glazed windows with aspect to the front.

Radiator.

**En-suite:**

Fitted with a modern matching white suite comprising low level close coupled WC. Pedestal wash basin with chrome mixer taps over and pop up waste. Fully tiled and glazed shower enclosure with fitted shower unit. Radiator. Extractor fan. Shaver point. Tiled floor.

**Family bathroom:**

Fitted with a modern matching three piece suite comprising pedestal wash basin with chrome mixer taps over with pop up waste. Low level close coupled WC. Panelled bath with twin chrome handgrips and mixer taps over. Shower. Fully tiled walls and floor. Extractor fan. Radiator.

**Outside:**

To the front of the property is a small garden laid to shrubs. To the rear of the property the garden is enclosed with wood fencing laid mainly to hard landscaping with cold water tap and outside light. Ffig tree.

Part glazed courtesy door to

**Garage:**

**16'10 x 8'3 (5.13m x 2.51m)**

Up and over door. Power and light.



