



Flat 1 5 Raleigh Road, St Leonards, Exeter, EX1 1TQ  
Guide Price £167,500

A well appointed ground floor flat forming part of this period property. The property is well located for a wide variety of local amenities and the city centre. The accommodation which benefits from gas central heating and UPVC double glazing briefly comprises entrance hall, sitting room, kitchen, two bedrooms, shower room and courtyard garden to the rear.



01392 459922  
[www.weekesesateagents.co.uk](http://www.weekesesateagents.co.uk)



A well appointed ground floor flat forming part of this period property. The property is well located for a wide variety of local amenities and the city centre. The accommodation which benefits from gas central heating and UPVC double glazing briefly comprises entrance hall, sitting room, kitchen, two bedrooms, shower room and courtyard garden to the rear.

**Communal front door and entrance hall:**

Front door to

**Entrance hall:**

Security entry phone system. Under stairs storage cupboard with light.

**Sitting room:**

**13' x 12'2 (3.96m x 3.71m)**

Walk in bay with UPVC double glazed window with aspect to the front. Period coving to ceiling and centre ceiling rose. Picture rail. Radiator. Cable television point. Telephone point. Wood fire surround and mantel with stone inset hearth. Stainless steel real flame gas fire.

**Bedroom one:**

**12'9 x 10' (3.89m x 3.05m)**

UPVC double glazed window with aspect to the rear. Picture rail. Radiator.

**Kitchen:**

**8'7 x 8'6 (2.62m x 2.59m)**

Fitted with a range of modern matching wall mounted and base units in light wood finish. Roll edge worktops with tiled surrounds. Single drainer stainless steel sink unit with chrome mixer taps over. Space and point for gas cooker. Under unit lighting. Space and plumbing for washing machine. Further kitchen appliance space. Radiator. UPVC double glazed window with aspect to the side. UPVC double glazed door to outside.

**Shower room:**

Fitted with a modern matching three piece suite comprising low level close coupled wc. Wash basin with chrome mixer taps over. Fully tiled and glazed shower enclosure with chrome shower unit. Tiled surrounds. Extractor fan. Heated ladder rack towel rail/radiator.



**Bedroom two:****9' x 7'6 (2.74m x 2.29m)**

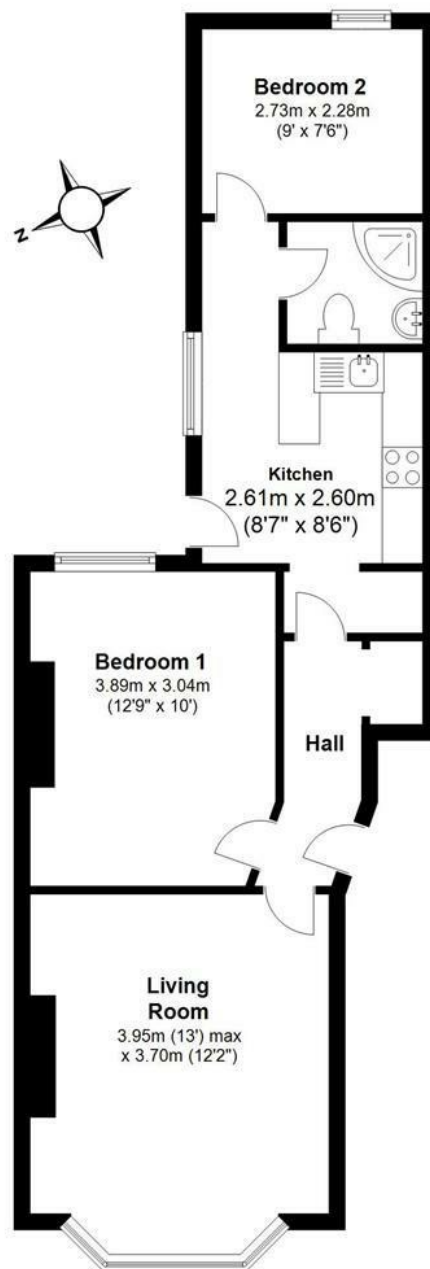
UPVC double glazed window with aspect to the rear garden.

Radiator.

**Outside:**

The rear of the property is an enclosed walled courtyard style garden with raised bed and wooden shed.





Total area: approx. 50.9 sq. metres (547.4 sq. feet)  
**Flat 1, 5 Raleigh Road, Exeter**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		