



19 Lyndhurst Road, St Leonards, Exeter, EX2 4PA
£1,250 PCM

A mid terraced family house situated in one of Exeter's most prestigious roads within walking distance of local amenities, the City centre and RD&E Hospital. The accommodation comprises sitting room, kitchen, dining room, four bedrooms and family bathroom. Outside their gardens to the front and rear, driveway parking and integral carport.



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Covered porch:

UPVC double glazed front door to

Entrance hall:

Stairs rising to the first floor. Radiator. Under stairs storage cupboard.

WC:

Fitted with a matching two piece white suite comprising low level wc. Corner wash hand basin with tiled splash. Obscure UPVC double glazed window. Radiator

Sitting room:

14'5 x 11'2 (4.39m x 3.40m)

Large UPVC double glazed windows with aspect to the front. Two radiators. Television point.

Kitchen:

9'2 x 7'10 (2.79m x 2.39m)

Fitted with a range of modern matching wall mounted and base units in white with brushed stainless steel door furniture. Work tops over with tiled surrounds. Inset hob with oven under. Inset single drainer stainless steel sink unit with chrome mixer taps over. Space and plumbing for washing machine. Further kitchen appliance space. Wall mounted gas fired boiler. UPVC double glazed window to the rear. UPVC double glazed door to outside.

Dining room:

8'2 x 7'10 (2.49m x 2.39m)

UPVC double glazed french doors leading to the garden. Radiator.

First floor landing:

Built in storage cupboard. Radiator.

Bedroom one:

19'9 x 8'2 (6.02m x 2.49m)

Large UPVC double glazed window with aspect to the front. Two radiators. Coved ceiling.

Bedroom two:

11'6 x 11'2 (3.51m x 3.40m)

UPVC double glazed window with aspect to the front. Coved ceiling. Radiator.



Bedroom three:

10'10 x 9'2 (3.30m x 2.79m)

UPVC double glazed window with aspect to the rear. Radiator.
Coved ceiling.

Bedroom four/study:

5'11 x 5'11 (1.80m x 1.80m)

UPVC double glazed window with aspect to the front.
Radiator.

Bathroom:

Fitted with a modern matching three piece modern matching white suite comprising low level wc. Panelled bath with fitted shower over. Washbasin with storage below. Tiled surrounds. Radiator. Obscure UPVC double glazed window.

Outside:

The property has a lawned garden to the front with driveway parking whilst to the rear the garden is enclosed laid to level lawn with well stocked beds and cold water tap.

Carport:

Up and over door.



