



102 Gras Lawn, St Leonards, Exeter, EX2 4ST

Guide Price £495,000



An attractive three story town house occupying a commanding position within this prestigious St Leonard's development. The accommodation is well proportioned throughout and comprises entrance hall, cloakroom/wc, Kitchen/dining room, utility room, family room, sitting room, five bedrooms, two ensembles and a family bathroom. Other benefits include gas central heating and UPVC double glazing. Outside there is a garden to the rear and garage. The property is being offered with no onward chain and an internal viewing is recommended to fully appreciate the accommodation on offer.

Gras Lawn is situated on the edge of St Leonards, and close to excellent local amenities. The property is only a short walk from a number of excellent private schools including Exeter School and The Maynard. 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 hospital's are also situated near by. The Cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, 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.





Covered Entrance Porch:

Integral cupboard. Quarry tiled floor. Light. Part glazed door to

Entrance Hall:

Coved ceiling. Radiator.

WC:

Fitted with a modern matching two piece white suite comprising low level close coupled wc. Pedestal wash basin with chrome mixer pas over and tiled surrounds. Radiator. Extractor fan.

From the entrance hall, part glazed double doors to

Family Room:

22'3 x 12 (6.78m x 3.66m)

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

Kitchen/Dining room:

16'7 x 14'10 (5.05m x 4.52m)

Fitted with a range of modern matching, wall mounted and base units. In light wood finish. Glazed units. Granite effect vinyl roll edged work tops with tiled surrounds. Under unit lighting. Inset four-burner

stainless steel smeg hob with hood over. Double stainless steel electric oven integrated dishwasher and fridge. Tiled floor. UPVC double glazed window with aspect to the rear garden. UPVC double-glazed double doors to outside. Full height shelved larder cupboard.

Utility Room:

2.92 x 1.57 (0.61m.28.04m x 0.30m.17.37m)

Single drainer stainless steel sink unit inset in granite effect vinyl roll edged worktop with tiled surrounds. Lightwood fronted units. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas fired boiler. Extractor fan. Tiled floor. Part glazed door to outside. Integrated freezer. Radiator.

First floor landing:

Stairs rising to second floor. Radiator. Built in shelf laundry cupboard.

Sitting room:

20'2 x 17'6 (6.15m x 5.33m)

UPVC double glazed window with aspect to the front. UPVC double glazed french doors to the front aspect. Cable television point. Radiator.

Bedroom 2:

15'7 x 12'1 (4.75m x 3.68m)

UPVC double glazed window with aspect to the rear. Radiator. Full height wardrobes with provision for hanging and storage. Television point.

Ensuite:

Fitted with a matching three piece white suite comprising low-level close-coupled WC. Pedestal washbasin with chrome mixer taps over and tiled surrounds. Shaver point. Fully tiled and glazed shower enclosure with inset chrome shower unit. Extractor fan. Obscure UPVC double glazed window. Radiator.

Bedroom 5:

11'5 x 8'2 (3.48m x 2.49m)

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

Second floor landing:

Hatch to loft space. Radiator. Built in airing cupboard housing water cylinder and slatted shelving.



Bedroom 1:
19'6 x 13'4 (5.94m x 4.06m)

UPVC double glazed window with aspect to the rear. Radiator. Dressing area with a range of full height wardrobes with provision for hanging and storage. Television point.

Ensuite:

Fitted with a matching three piece white suite comprising low-level close-coupled WC. Pedestal washbasin with chrome mixer taps over and tiled surrounds. Shaver point. Fully tiled and glazed shower enclosure with inset chrome shower unit. Extractor fan. Obscure UPVC double glazed window. Radiator.

Bedroom 3:
15'5 x 10'11 (4.70m x 3.33m)

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

Bathroom:

Fitted with a matching three piece white suite comprising low-level close-coupled WC. Pedestal washbasin with chrome mixer taps over and tiled surrounds. Shaver point. Fully tiled shower enclosure with inset chrome shower unit. Panelled bath. Extractor fan. UPVC double glazed window. Radiator.



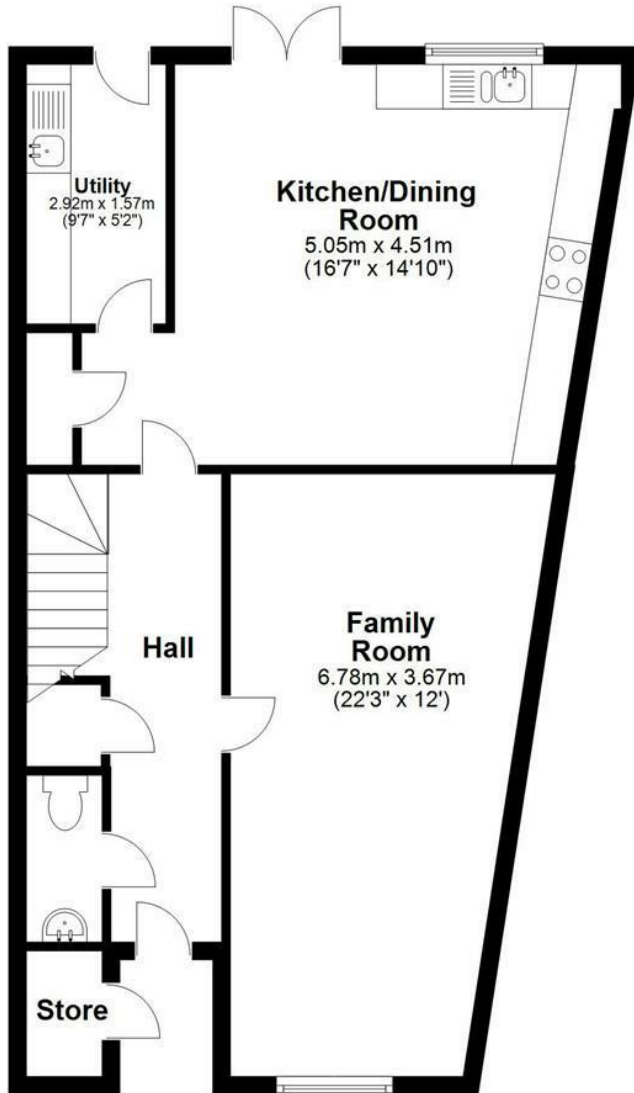
Bedroom 4:
12'5 x 8'10 (3.78m x 2.69m)

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

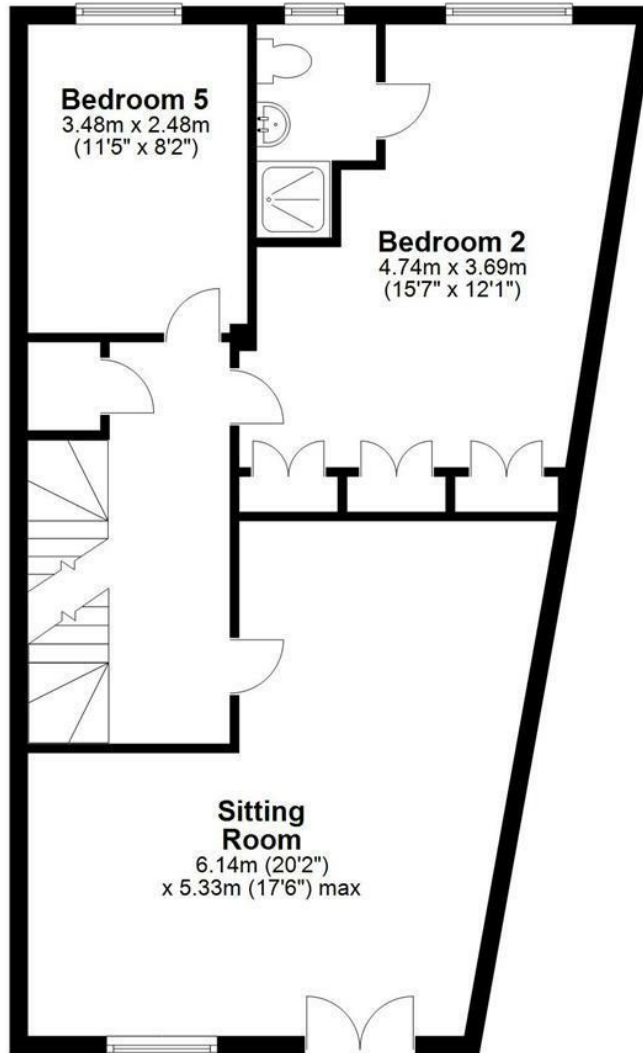
Outside:

To the front of the property there is a small garden area with railings and path. There is an enclosed garden to the rear of the property laid to hard landscaping with timber decking for ease of maintenance. Inset lighting. A gate and path lead from the rear to a larger than average garage with up and over door. Power and light

Ground Floor



First Floor

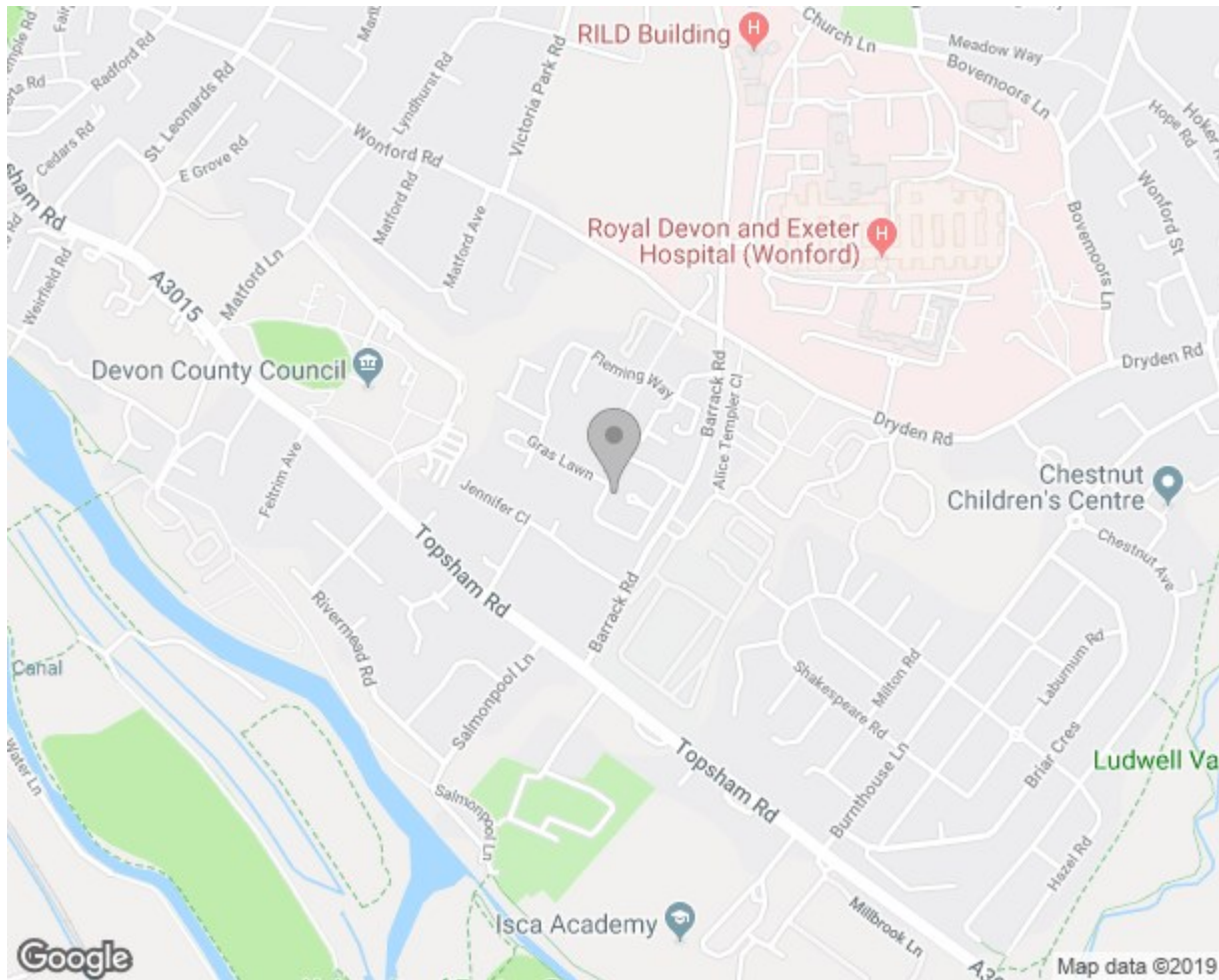


Second Floor



Total area: approx. 196.1 sq. metres (2110.4 sq. feet)

102 Gras Lawn, Exeter



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	87
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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