



8 Spicer Road, St Leonards, Exeter, EX1 1SY
£1,100 PCM

A delightful ground floor apartment forming part of this large Victorian property. The accommodation has been redecorated throughout and comprises entrance hallway, sitting room with large bay windows, high ceilings and detailed cornicing, newly fitted kitchen with appliances, The dining room provides a lovely focal point to the property with large windows overlooking the pleasant private patio, two double bedrooms and shower room. Private patio garden and parking.



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Front door to

Communal Entrance Hall:

Private Entrance Hall:

Security entry phone system. Radiator.

Sitting Room:

16' 3" into bay x 12' 2". (4.88m 0.91m into bay x 3.66m 0.61m.)

Glazed door leading to the garden. Secondary glazed bay with sash window to the front aspect. Television point. Radiator. Marble fire surround with slate hearth and period style cast iron inset coal effect gas fire. Storage cupboard with hooks and storage unit.

Kitchen:

10'6 x 5'10 (3.20m x 1.78m)

Fitted with a range of modern matching cream fronted wall mounted and base units. Wood block effect roll edged vinyl worktops with tiled surrounds. Under unit lighting. One and half bowl single drainer stainless steel sink unit with mixer taps over. Integral washer/dryer. Stainless steel gas hob with hood over and oven under. Space saving carousel unit. Recessed lighting. Multi glazed door to entrance hall. Radiator.

Bedroom One:

14'3 including fitted wardrobe x 12'6 (4.34m including fitted wardrobe x 3.81m)

Two windows. Coved ceiling. Centre ceiling rose. Fitted wardrobe with provision for hanging and storage. Original shelved storage cupboard. Radiator.

Bedroom Two:

13 x 8'2 (3.96m x 2.49m)

Window with aspect to the garden. Radiator. Double wardrobe and two further storage cupboards.

Bathroom:

Fitted with a matching suite comprising low level W.C with concealed cistern. Wash basin with cupboard under. Fully tiled and glazed shower enclosure with inset chrome shower unit. Part tiled walls. Obscure glazed window. Wall light with shaver point. Heated chrome ladder style radiator.

Dining Room:

12'8 x 10'6 (3.86m x 3.20m)

Glazed aspect overlooking the gardens.



W.C:

Fitted with low level suite.

Outside:

The property has its own garden which is laid to paving.

Enclosed with wrought iron rails. The property also benefits from the use of the communal garden areas and drying area.

Allocated parking space.



