



8 Spicer Road, St Leonards, Exeter, EX1 1SY
Guide Price £265,000

A most appealing converted apartment forming part of a fine Edwardian house situated in this favoured location. The spacious accommodation comprises entrance hall, I-shaped living room with French doors to the balcony, kitchen, two bedrooms, en suite and bathroom. Communal gardens and allocated parking. Viewing recommended.



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Spicer Road is located on the edge of St Leonards close to the hospitals and excellent local amenities. The property is only a short level walk into the City, which provides a number of excellent private schools including The Maynard School and Exeter School, which are all within walking distance. 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 Hospitals and the Nuffield Hospital are also near by. The Cathedral city of Exeter has a wide range of sports and leisure facilities, theatres, cinemas, a museum and Princesshay shopping centre which is only a short walk away. Rail links to London Paddington about two hours. Exeter Airport is about five miles away providing regular air services to the UK and International destinations.

Wooden front door to

Communal entrance hall:

Stairs rising to the second floor

Own front door to

Entrance hall:

Security entry phone system. Under eaves storage with light. Door to

Living room:

19'8 x 19'2 max (5.99m x 5.84m max)

A most appealing l-shaped room with glazed French doors to the balcony. Telephone point. Television point. Sky television point. Three radiators. Double glazed Velux style window. Light dimmer switch. Under eaves storage.

Balcony:

Enjoying a south/west aspect with far reaching views over the city and beyond.

From the living room, glazed doors to

Kitchen:

12'4 x 6'3 (3.76m x 1.91m)

Fitted with a range of modern matching wall mounted and base units. Single drainer stainless steel sink unit with chrome mixer tap over. Four ring electric hob with oven under and hood over. Space and plumbing for washing machine and dishwasher. Wall mounted gas boiler. Under eaves storage.



Bathroom:

Fitted with a matching three piece suite comprising low level close coupled wc. Pedestal wash basin. Panelled bath with twin chrome hand grips and chrome mixer taps over in mosaic tiled surround. Radiator. Velux window. Shaver point. From the Entrance Hall multi glazed door to

Inner hallway:

Doors to

Bedroom one:

18'10 x 14'3 (5.74m x 4.34m)

L-shaped room. Two radiators. Two velux windows.

En-suite:

Fitted with a matching suite comprising low level close coupled wc. Pedestal wash basin. Fully tiled shower enclosure with fitted shower unit. Radiator. Velux window. Built-in shelved storage cupboard.

Bedroom two:

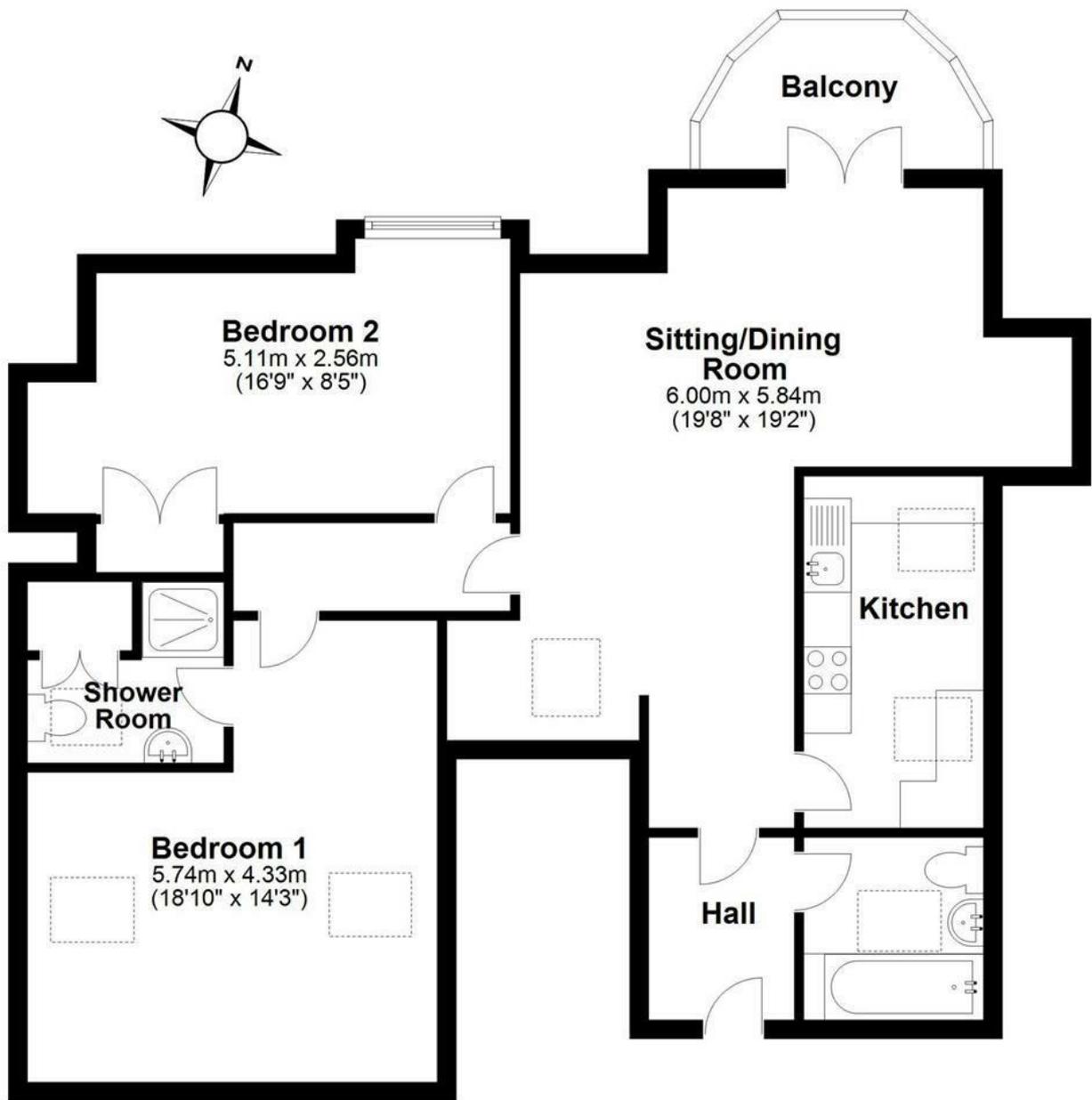
16'9 x 8'5 (5.11m x 2.57m)

Window with aspect to the front. Radiator. Large built-in shelved storage cupboard.

Outside:

The residents have use of the communal gardens with designated drying area. Allocated parking space and additional visitor parking.





Total area: approx. 80.3 sq. metres (864.3 sq. feet)
Flat 6, 8 Spicer Road, Exeter



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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