

Dean Street, Exeter, EX2 4HH

£275,000

This charming two-bedroom mid-terrace property is located in the vibrant community of St Leonards. Perfectly suited to first-time buyers, professionals, or investors, this home offers a blend of period character and modern convenience.

Winkworth

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Property Description:

This charming two bedroom mid terrace property is located in the vibrant community of St Leonards. Perfectly suited to first-time buyers, professionals, or investors, this home offers a blend of period character and modern convenience.

On the ground floor, the accommodation comprises a welcoming sitting room and a dining room, ideal for entertaining or relaxing. The kitchen is well appointed, with ample storage and workspace, leading to a convenient utility area.

Upstairs, the property boasts a generous main bedroom and a second bedroom, along with a well sized family bathroom.

Outside:

The private rear garden provides a peaceful retreat, offering the perfect spot for outdoor dining or gardening, while enjoying delightful views over Bull Meadow Park.

Local Area:

St Leonards is a sought-after location known for its community atmosphere and excellent amenities. Dean Street is within walking distance of Magdalen Road's boutique shops, Exeter Quayside, and the city centre.

Material Information:

Council Tax – Band B

Tenure – Freehold

Utilities – Mains Water, Gas and Electricity

Parking – On Street Permit Parking

Broadband – Full Fibre Broadband Available

Mobile Signal - Coverage may be limited with certain providers

PLEASE NOTE:

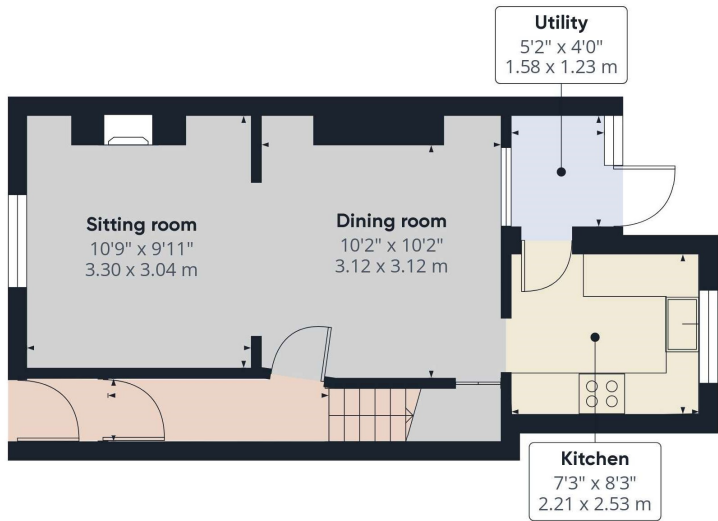
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Key Features:

- **Location:** Situated in the heart of St Leonards, a highly desirable area of Exeter.
- **Bedrooms:** Two well-proportioned bedrooms.
- **Living Spaces:** Separate sitting room and dining room.
- **Kitchen & Utility:** A modern kitchen with adjoining utility area.
- **Bathroom:** Spacious first-floor family bathroom.
- **Garden:** Enclosed rear garden with views over Bull Meadow Park.
- **Parking:** On-street permit parking available.
- **Local Amenities:** Close to excellent schools, independent shops, cafes, and transport links.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾

678.14 ft²
63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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