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## Weirfield Road, Exeter, EX2 4DN

£345,000

Nestled in the heart of a highly sought-after area of St Leonards, this delightful two-bedroom mid-terrace house on Weirfield Road offers the perfect blend of traditional charm and modern comfort. Located in the sought after area of St. Leonards close to the historic Quay and city centre.

**Winkworth**

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## Description....

The living accommodation comprises of a bay-fronted living room, a spacious separate dining room and modern fitted kitchen. Upstairs are two large double bedrooms and a generously sized family bathroom. Outside of the property is a well proportioned courtyard garden. Other features include residents parking and being sold with no onward chain.

### The Property

uPVC part double glazed door into:

Entrance Vestibule: Beautiful original stained glass door into.....

Entrance Hall: Stairs rising to first floor, wooden door into:

Sitting Room: A large and bright room. UPVC bay windows to front aspect, feature fireplace, coved ceiling, radiator.

Dining Room: Fireplace, picture rail, built in, under stairs storage cupboard housing gas and electric meters.

Kitchen: Another bright room. UPVC double glazed window to rear overlooking the rear courtyard. Kitchen comprises matching wall, base and drawer units with roll edge work surfaces. Standalone oven with extractor above, double ceramic sink with mixer tap over, washing machine, fridge/freezer and dishwasher. UPVC double glazed window to rear overlooking the rear courtyard, radiator.

Lean To/Utility Room: A useful area, door with cat flap giving direct access onto to the rear courtyard garden.

First Floor

Landing: Loft hatch, fully insulated.

Bedroom One: UPVC double glazed bay window to front aspect with views over the surrounding area and countryside beyond. Radiator.

Bedroom Two: UPVC double glazed window to rear aspect, overlooking the rear courtyard garden, radiator.

Bathroom: Large standalone bath, separate shower cubicle with glass shower screen and tiled surround, low level WC and pedestal wash hand basin. Obscure UPVC double glazed window to rear, heated towel rail.

Outside: The private rear garden is accessed through the 'lean-to. This stone slabbed garden offers great flexibility to be used all year round.

Weirfield Road is just off the Topsham Road offering the ultimate Exeter lifestyle, with easy access to the South West and beyond. Just a short drive from Exeter's main rail stations and Exeter International Airport, you're well-connected to Bristol, London Paddington, and international destinations. The M5 is only minutes away, making trips to Dartmoor, Exmouth and the stunning Jurassic Coast a breeze.



## At a glance....

- Mid Terrace Two Bedroom Home
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Bathroom
- Courtyard Garden
- Great St Leonards Location
- Short Walk to the River and Quay
- Close Proximity to the RD&E Hospital
- Permit Parking
- \*\*NO CHAIN\*\***

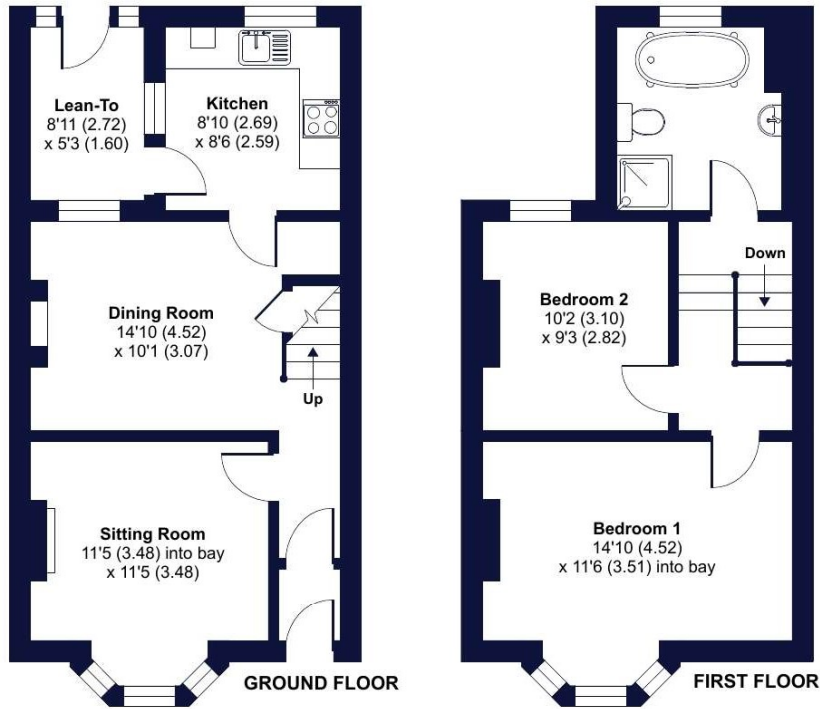
## PROPERTY INFORMATION:

- Freehold
- Council Tax Band: C
- Mains Electric, Gas, Water and Drainage
- Broadband: Ultrafast Full Fibre Broadband Within This Postcode, (checked on Openreach) Fibre to the Cabinet.
- Mobile Signal: You are likely to get good coverage.

# Weirfield Road, Exeter, EX2

Approximate Area = 788 sq ft / 73.2 sq m (excludes lean-to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1208458

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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