



## Dean Street, Exeter, EX2 4HH

£295,000

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.

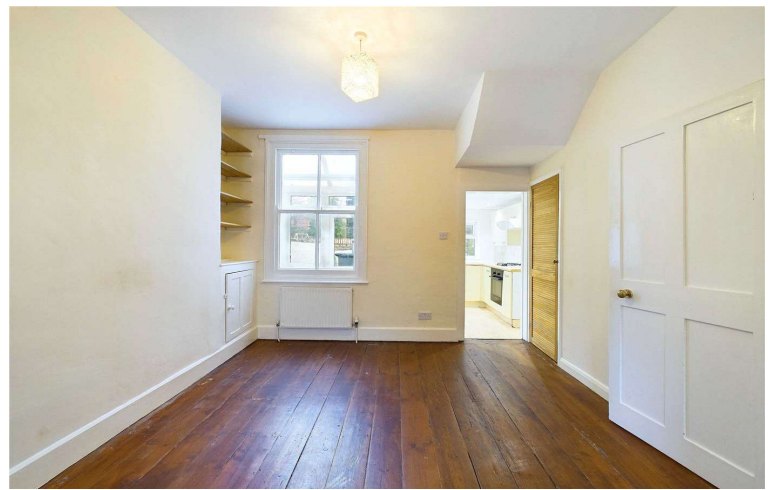
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### Property Description:

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:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

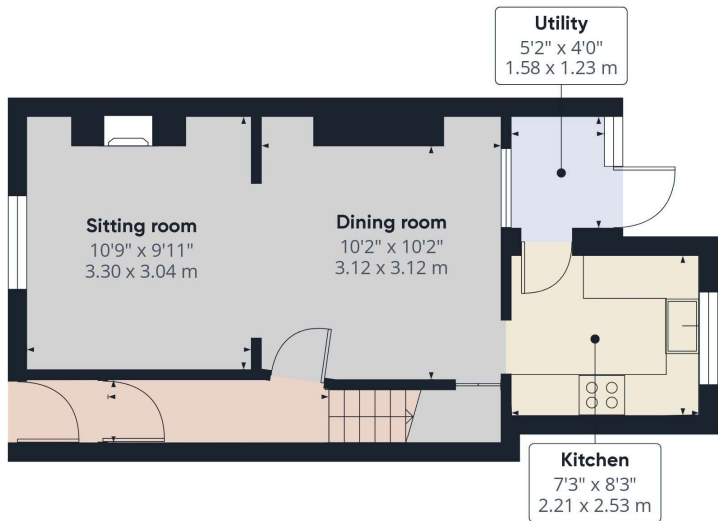


### Key Features:

- **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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
678.14 ft<sup>2</sup>  
63 m<sup>2</sup>

(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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