



26 Rivermead Road, Exeter, Devon

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26 Rivermead Road, Exeter, Devon EX2 4RL

A beautifully presented three-bedroom family home located in the sought-after St. Leonards area, close to Exeter quayside

Exeter city centre 1.2 miles, Exeter St. Davids mainline station 2 miles (London Paddington 2 hours 16 minutes), M5 motorway (Jct. 30) 3.3 miles, Exeter Airport 5.2 miles

Entrance hall | Sitting room | Sun room
Kitchen/dining room | Utility room/cloakroom
Principal bedroom with en suite | Two further bedrooms, one en suite | Family bathroom
South west facing garden | EPC rating D

The property

26 Rivermead Road is an attractive semi-detached property offering flexible accommodation arranged over three light-filled floors. Configured to provide ideal family and entertaining space, the ground floor accommodation flows from a welcoming entrance hall through to the sitting room which features a large bay window allowing for a wealth of natural light and a fireplace fitted with a woodburning stove. The generous kitchen/dining room has a range of wall and base units, modern integrated appliances including a newly installed Miele oven and a dining area with a feature fireplace. From here double doors open to the sun room which has quarry-tiled flooring, a door to the storm porch and rear terrace, and an inter-connecting fitted utility room with cloakroom. The whole of the ground floor benefits from newly installed flooring with most of the windows also newly replaced with double glazing.

On the first floor the property provides two double bedrooms, one with a large bay window and modern en suite shower room with porthole glazing and the other benefitting from built-in storage, together with a contemporary family

bathroom with freestanding bath. The third floor is dedicated to the principal bedroom which benefits from an en suite shower room and Velux windows providing plenty of natural light. From the rear rooms of the house, which is south west facing, there is a lovely leafy outlook which in winter months includes views of the River Exe.

Outside

Set behind low-level walling and having plenty of kerb appeal, the property is approached through a wrought iron gate and benefits from a block paved driveway providing off road parking. Resident's parking permits are also available. The enclosed south west facing rear garden is laid to level lawn bordered by raised beds and features raised decked and paved terraces, ideal for entertaining and al fresco dining.

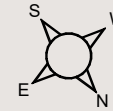
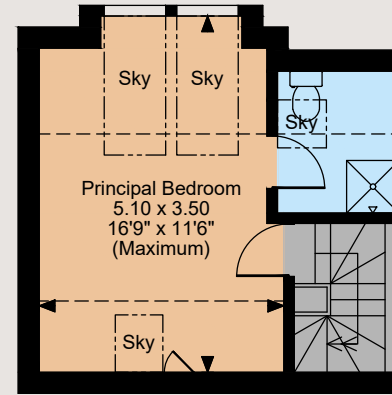
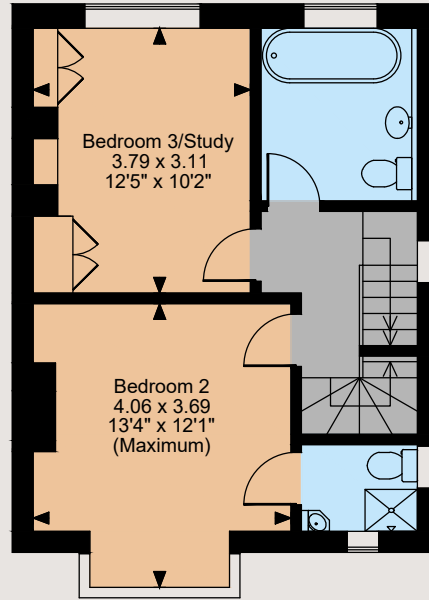
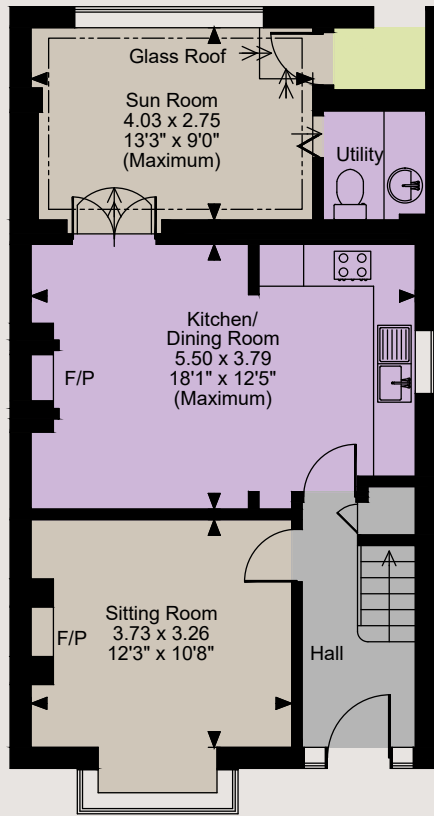
Location

The property is in a peaceful cul-de-sac in the conservation area of St. Leonards, near to Magdalen Road which offers a good range of mainly independent local shops and amenities, known as "The Village". Exeter is the most thriving city in the southwest and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants, plus a choice of supermarkets, including Waitrose. The area offers a good selection of schools including St. Leonards Primary, Exeter Cathedral School, Exeter School, The Maynard and Exeter College (rated outstanding by Ofsted) whilst Exeter University is recognised as one of the best in the country. The idyllic scenery of Dartmoor National Park and the East Devon coast are also close by, with both within around 10 miles of the property. The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter taking just over two hours. Exeter International Airport provides an ever-increasing number of domestic and international flights.





Floorplans
House internal area 1,176 sq ft (109 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3words: ///hats.varieties.only

General

Local Authority: Exeter City Council
Services: Mains electricity, gas, water and drainage. Gas central heating. Fibre broadband.
Council Tax: Band D
Wayleaves and Easements: This property is sold subject to any wayleaves and easements whether mentioned in these particulars or not.
Tenure: Freehold
Guide Price: £550,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

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