Wilkinson Grant & Co

WORKING FOR PEOPLE. DEALING WITH PROPERTY.

25 Radford Road, Exeter, Devon, EX2 4EU

A stunning two bedroom terraced house in the highly sought after St Leonards area close to the city centre, Magdalen Road shops and the RD&E hospital. Property comprises large sitting/dining area, modern kitchen/breakfast room and bathroom. Courtyard garden and permit parking.







Rent £975 per calendar month

Deposit £1125

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: 15th November 2019

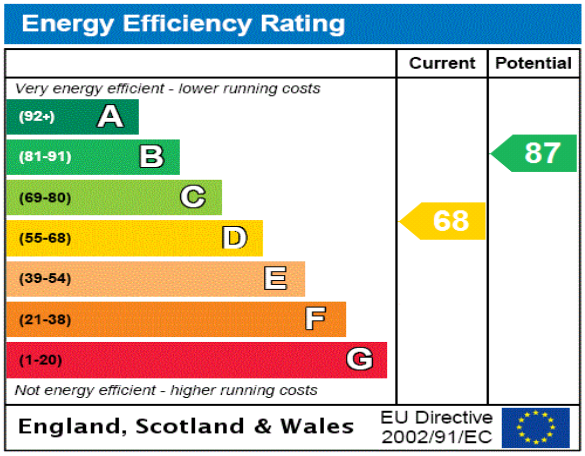
EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Wilkinson Grant & Co

WORKING FOR PEOPLE. DEALING WITH PROPERTY.

Holding Deposit (equivalent to one weeks' rent) £225

Payable at Application Approval and offset against first month's rent



OVERVIEW

- Available Now
- Two Bedrooms
- Large Kitchen/Breakfast Room
- Open Plan Sitting/Dining Area
- Gas Central Heating and Double Glazing
- Rear Courtyard Garden
- Convenient Location to City Centre and St Leonards
- Council Tax Band B

ACCOMMODATION COMPRISES Front door opens in to vestibule with glass panelled door to -

ENTRANCE HALLWAY Radiator, stairs leading to first floor and door to -

OPEN PLAN SITTING/DINING ROOM

DINING ROOM 10'6" x 10'2" (3.2m x 3.1m) Feature fireplace with mantle over, two built in cupboards with shelving. Under stairs cupboard housing meters. Storage space. Radiator and double glazed window out to kitchen/breakfast room. Arch to –



SITTING ROOM 10'3" x 10'2" (3.12m x 3.1m) Wood burner with mantle over, shelving in alcove and Virgin Media available. Double glazed window to the front aspect. Radiator. From the dining room, steps down to –



KITCHEN/BREAKFAST ROOM 13'7" x 9'3" (4.14m x 2.82m) Modern kitchen with floor and wall mounted cupboards and drawer units. Built in oven with four ring gas hob and extractor over. Integrated dishwasher and washing machine. Space for fridge/freezer. Space for table and chairs. Double glazed window out to the rear and patio door out to the garden.
From the entrance hallway, stairs lead to -

PLEASE NOTE: THESE PARTICULARS HAVE BEEN PREPARED AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY OR TESTED THE SERVICES, APPLIANCES OR FITTINGS. PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON MEASUREMENTS BEFORE BUYING CARPETS OR FURNISHINGS. PLEASE NOTE: PETS MAY REQUIRE A HIGHER DEPOSIT.

Wilkinson Grant & Co

WORKING FOR PEOPLE. DEALING WITH PROPERTY.





BATHROOM Bath with shower over, low level WC and wash hand basin. Cupboard housing boiler and storage under. Heated towel rail and obscure double glazed window to the rear aspect.



BEDROOM TWO 10'7" x 8'8" (3.23m x 2.64m) Shelving in alcove, radiator and double glazed window to the rear aspect.



MASTER BEDROOM 12'7" x 10'5" (3.84m x 3.18m) Built in cupboard with shelving, radiator and two double glazed window to the front aspect.



OUTSIDE Courtyard garden with an artificial grass area, large storage area and rear gate access. On street permit parking available.



PLEASE NOTE: THESE PARTICULARS HAVE BEEN PREPARED AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY OR TESTED THE SERVICES, APPLIANCES OR FITTINGS. PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON MEASUREMENTS BEFORE BUYING CARPETS OR FURNISHINGS. PLEASE NOTE: PETS MAY REQUIRE A HIGHER DEPOSIT.