

14 LEONARD SQUARE

THORVERTON, EXETER, DEVON, EX5 5DQ

GUIDE PRICE £495,000

JACKSON-STOPS

14 LEONARD SQUARE, THORVERTON, EXETER, DEVON, EX5 5DQ

A modern home in a highly sought after Heritage Homes development with a superb open plan living area on the fringes of Thorverton.









SUMMARY OF ACCOMMODATION

GROUND FLOOR
Open plan kitchen/dining/living room | Cloakroom
FIRST FLOOR
Principal bedroom with en suite | Two further bedrooms | Family bathroom
OUTSIDE
Level rear garden | Driveway

LOCATION

Thorverton is one of the area's most popular villages and lies midway between the market town of Tiverton with Blundell's school and the university and cathedral city of Exeter.

Thorverton is an ancient village with a thriving community and an array of interesting cob, local stone and thatched buildings. The well-known Thorverton stone was quarried from the 12th Century onwards at nearby Raddon. The village has two pubs (one of which is run by the community), a church, chapel, primary school with pre-school, post office, GP surgery, thriving cricket club and football club, plus a popular farm shop on the outskirts.

The surrounding area consists of typical, rolling Devon farmland with many excellent walks to be had around the network of public footpaths, including the National Trust's Killerton Estate, which enjoys beautiful gardens, cafés and woodland walks.

There is good access to Exeter Airport, the M5 with junction 27 at Tiverton just 8 miles away and excellent rail links to London Paddington and Waterloo. Many well- regarded schools can be found in the area, including Exeter School, Exeter College, The Maynard, Blundell's School and Exeter University, which is recognised as one of the best universities in the country.

THE PROPERTY

14 Leonard Square is a beautifully presented detached family home, built by the highly regarded Heritage Homes, situated within the sought-after Leonard Square development, on the outskirts of the desirable Devon village of Thorverton. Known for their attention to detail, quality craftsmanship and thoughtfully designed homes, Heritage Homes have created a property that combines modern living with an abundance of natural light, whilst also enjoying the charm of its village setting.

The ground floor offers a comfortable and sociable living space, with a superb spacious open-plan sitting room and contemporary kitchen/dining area, creating a lovely setting for both everyday family life and entertaining whilst also enjoying direct access out onto the garden. Underfloor heating provides a warm and comfortable environment throughout the space. Further accommodation on the ground floor includes a cloakroom.

Upstairs are two generous double bedrooms, including a principal bedroom with its own en-suite shower room. The third bedroom is currently arranged as a dressing room but could easily be returned to a bedroom or used as a nursery, home office or hobby room. There is also a large family bathroom with a free-standing bath and separate shower.

OUTSIDE
Outside, the garden is mostly laid to lawn with a terrace directly outside the house – perfect for alfresco dining. To the front is the driveway providing off road parking.







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TOTAL APPROX. FLOOR AREA 943 SQ.FT. / 87.6 SQ. M

DIRECTIONS

From the centre of Thorverton, proceed up Bullen Street and follow the road around to the left. Pass The Glebe and Leonard Square will be found on the left hand side, just before exiting the village.

PROPERTY INFORMATION

Services: Mains water, electricity and drainage. Air source heat pump and solar panels.

Tenure: Freehold

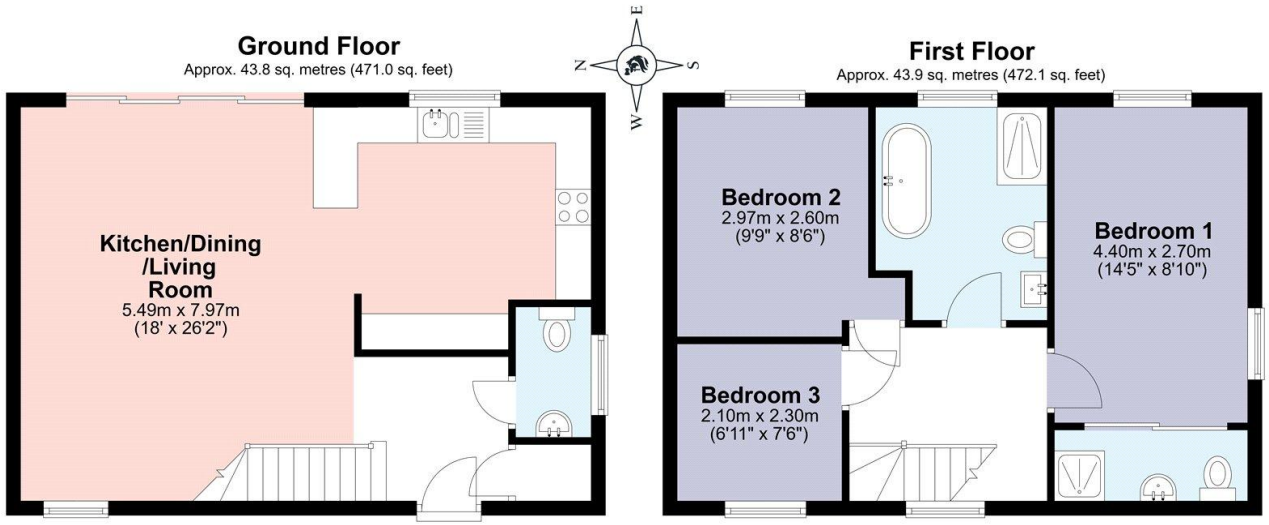
Local Authority: Mid Devon District Council

Council Tax: Band C

EPC: Rating A

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment with Jackson-Stops Exeter office: 01392 214222



Total area: approx. 87.6 sq. metres (943.1 sq. feet)

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract..

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