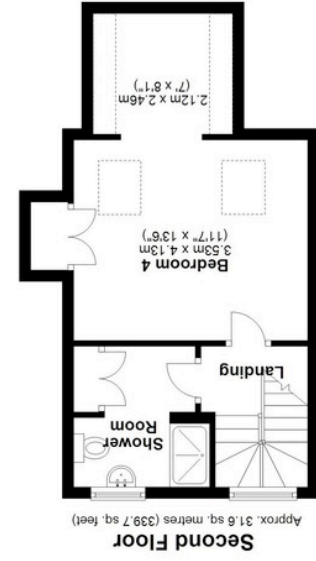
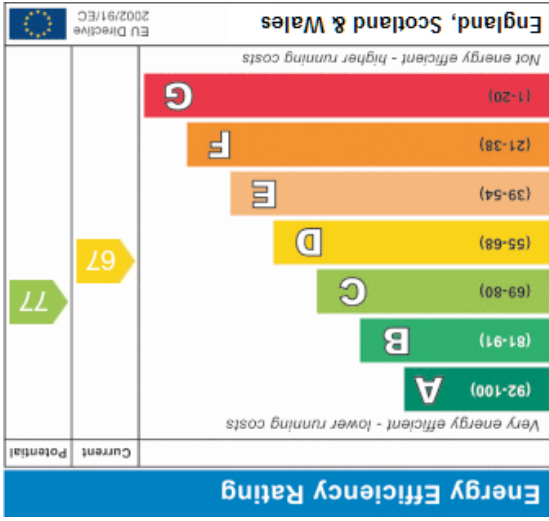
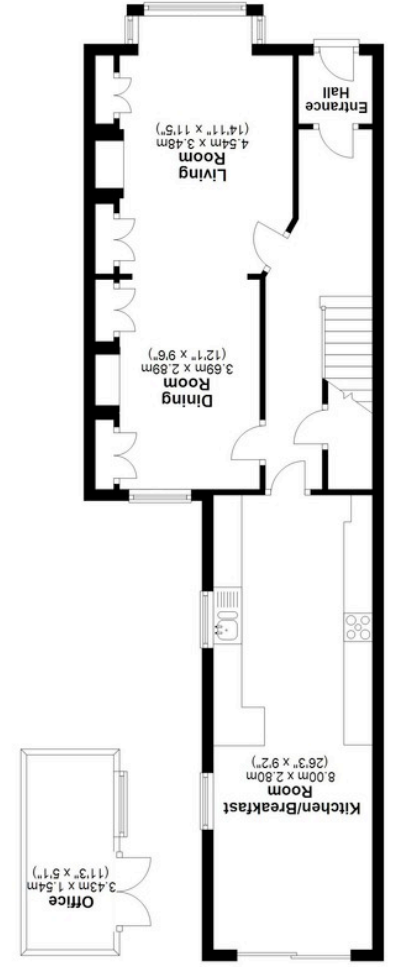


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



3 Denmark Road, Exeter

Total area: approx. 150.1 sq. metres (1615.7 sq. feet)



- Period Property
- 4 Bedrooms
- Kitchen/Dining Room
- Original Oak Flooring
- Sash Double Glazing
- Landscaped Garden
- Garden Studio
- Off Road Parking



DESCRIPTION

An immaculate refurbished townhouse residence in the highly sought after area of St Leonards. The property offers a wonderful balance of formal and informal living spaces - all with a contemporary feel throughout yet harnessing beautiful period features.

The current owners have renovated the property extensively to an extremely high standard whilst remaining sympathetic to the property's original character.

The family home boasts superb interlinking reception rooms and a handmade, bespoke fitted kitchen and breakfast room leading onto the landscaped garden. The house has retained its period features including high skirting boards, bay windows, original wooden flooring,

Victorian fireplaces, decorative tiling and high ceilings. The house also has newly fitted double glazed sash windows, which provide plenty of natural light.

On the 1st floor, there are three double bedrooms, including a spacious master bedroom with bay window seat and fitted wardrobes, and a family bathroom. In addition, there is a spacious bedroom on the 2nd floor and a separate shower room.

The property further benefits from gas central heating with traditional column radiators throughout, a studio useful for a home office or separate accommodation can be accessed through the landscaped garden with off-road parking for one. The studio is heated, double-glazed and has Wi-Fi.

Denmark Road is conveniently positioned close to the city centre within one of the most favoured residential locations. There are several highly regarded schools in the vicinity and local facilities along Magdalen Road - a thriving, village-like hub of independent stores, including farm shops, wine merchant, delicatessen, gift shops, cafes, bistro, pub and an award-winning fishmonger.

LIVING ROOM

14' 10" x 11' 5" (4.54m x 3.48m)

DINING ROOM

12' 1" x 9' 5" (3.69m x 2.89m)

KITCHEN/BREAKFAST ROOM

26' 2" x 9' 2" (8.00m x 2.80m)

MASTER BEDROOM

14' 11" x 12' 3" (4.56m x 3.74m)

BEDROOM 2

12' 0" x 9' 8" (3.67m x 2.96m)

BEDROOM 3

17' 8" x 9' 5" (5.39m x 2.89m)

BATHROOM

9' 1" x 5' 5" (2.79m x 1.67m) Max measurements

BEDROOM 4

13' 6" x 11' 6" (4.13m x 3.53m) (Recess 2.12m x 2.46m)

SHOWER ROOM

7' 11" x 7' 9" (2.43m x 2.38m) Max measurements

OFFICE

11' 3" x 5' 1" (3.43m x 1.54m)

