

6 Exmouth Street

Leckhampton, GL53 7NS

Perry Bishop
and Chambers

the agent who keeps you informed



Contemporary town house | Open plan living | Garage and parking
Ideally situated close to amenities | Courtyard garden | EPC C

£440,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

6 Exmouth Street

Leckhampton, GL53 7NS



3 Bedrooms



2 Bathrooms



1 Reception

This is a beautifully presented and contemporary three storey townhouse located within a stone's throw of Bath Road and its range of excellent local amenities, as well as being within close proximity to The Suffolks, Montpelier and Tivoli.

Additional benefits of this modern property include a part integral garage, gas fired central heating, double glazing, under floor heating throughout and an enclosed private rear courtyard garden.

The well-presented accommodation offers the feeling of space and light and in brief comprises an entrance hall, downstairs cloakroom, an open plan fitted kitchen, with a range of integrated appliances, opening into the sitting/dining room with bi-folding doors to the rear garden. The first floor landing provides access to two bedrooms, one with a range of fitted wardrobes and a family bathroom with shower over the bath. To the second floor is the master bedroom with views towards Leckhampton Hill, built in wardrobes and an en-suite shower room with walk-in double shower.





Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers lips. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers and bakers, together with pubs, cafes and restaurants, offering a wide range of catering for all tastes. The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

Directions

From Cheltenham town centre proceed along Bath Road, passing our offices in Leckhampton and then take second left into Exmouth Street. The property will then be found on the left hand side.



Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

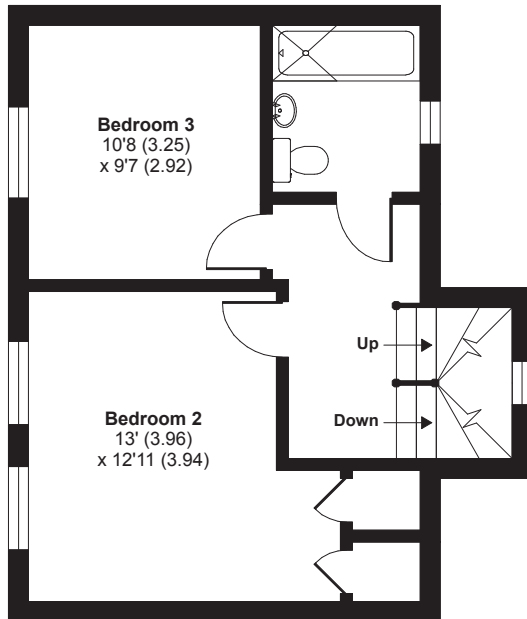
Cheltenham Borough Council

Ref: 71021130/25896/AS

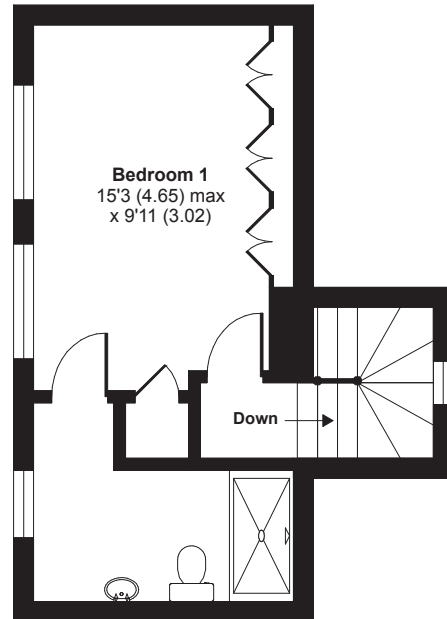


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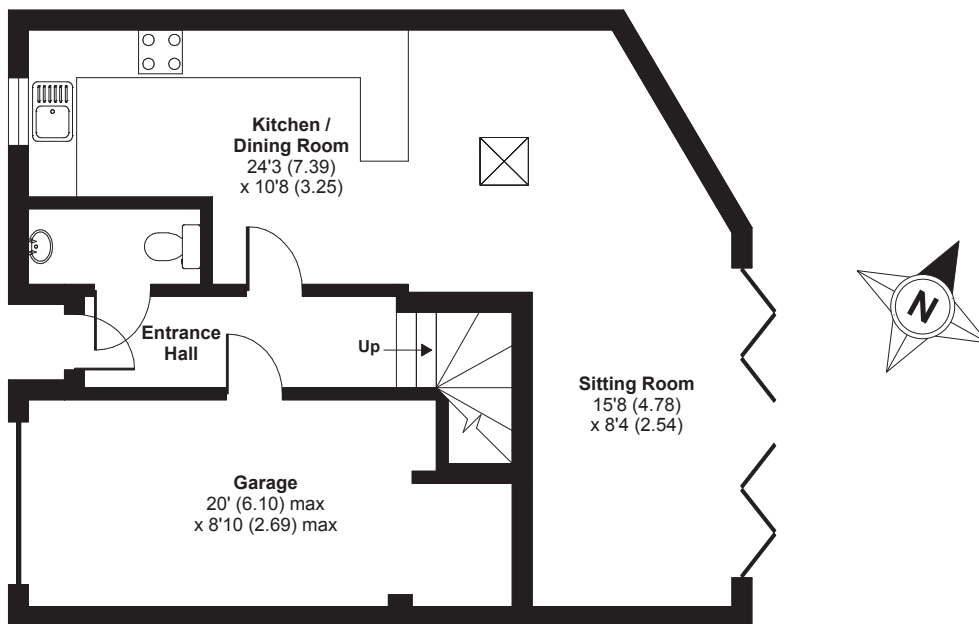
APPROX. GROSS INTERNAL FLOOR AREA 1394 SQ FT 129.5 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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