



18 Matford Avenue, Exeter, Devon



A splendid four bedroom detached property with **plenty of character** and delightful gardens, in a highly desirable St. Leonard's setting.

18 Matford Avenue is a charming four bedroom bungalow, set in a highly desirable residential location in the heart of St. Leonard's, less than a mile from Exeter city centre. The property provides flexible living with plenty of character, including three bedrooms to the converted first floor, along with a ground-floor bedroom and two light and airy reception rooms.

The main reception room is the L-shaped sitting room, which has a dual aspect, including full-height windows and French doors opening onto the rear garden. There is also a formal dining room, which provides space for family meals and overlooks the delightful south-facing garden.



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Guide Price £000,000 **Tenure** Freehold **Local Authority** Exeter City Council **Council Tax** Band F



The kitchen is fitted with storage units to base and wall level and includes space for all of the necessary appliances. There is also a useful adjoining utility room, providing space for further household appliances. The family bathroom is also located on the ground floor.

The ground floor has one double bedroom with its own washbasin, while upstairs there are a further three bedrooms, two of which are doubles. All of the first floor bedrooms have south-facing aspects, overlooking the sunny garden.



Outside, there is a concrete driveway to the front of the property, which leads to the integrated single garage. The front garden is laid to lawn with border flowerbeds, while to the rear there is an area of paved terracing, which is perfect for al fresco dining, well-stocked border flowerbeds with an array of spring flowers and a lawn, which extends to approximately 100ft.

Location

St. Leonard's is one of the most prestigious addresses in Exeter and offers a unique city lifestyle living, being on the doorstep of the city centre and Magdalen Road and its parade of shops. The cathedral city of Exeter is less than a mile from the property and provides further shopping on the historic quayside with the nearby cities of Plymouth and Bristol offering more extensive choices.

The area has plenty of leisure activities to choose from such as tennis clubs, a walking group, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of the property.

The area offers excellent transport links and Exeter's four mainline train stations are all within two miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over five miles away, offering both local and international flights.

The education in the area is world renowned including the prestigious University of Exeter and St Leonard's (CofE) Primary School rated 'Outstanding' by Ofsted. There is also a selection of independent private schools within walking distance such as Exeter School and The Maynard.



Approximate Gross Internal Floor Area 127.7 sq m (1374 sq ft)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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