

Exmouth Street, Cheltenham, Gloucestershire GL53 7NR



End of terrace home • Three well-proportioned bedrooms • Spacious living room • Convenient Cheltenham location • Close to local shops, schools, and transport links • Ideal for families, first-time buyers, or investors • EPC D

Exmouth Street,

Cheltenham, Gloucestershire GL53 7NR

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

This three-bedroom family home, located in the ever-sought-after area of Leckhampton, is close to local amenities, schools, and transport links.

The ground floor offers an entrance hall, a spacious living room, kitchen/diner and a modern downstairs bathroom. Upstairs, there are three well-proportioned bedrooms and a useful WC.

Outside, the property enjoys a private rear garden with the added benefit of side gated access, providing practicality as well as outdoor space.

With its well-balanced layout and sought-after location, this property is ideal for families, first-time buyers, or investors alike.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers' lists. 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 Perry Bishop, head east on Middle Street and turn left onto St James' Street. Continue to the end and turn left onto High Street. Follow High Street for around half a mile, then turn right onto Swindon Road. Continue straight before turning left onto Exmouth Street, where the property can be identified by a Perry Bishop 'For Sale' board.

What3Words: ///shut.guess.worry





Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

LECK/BM/KF/12082025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

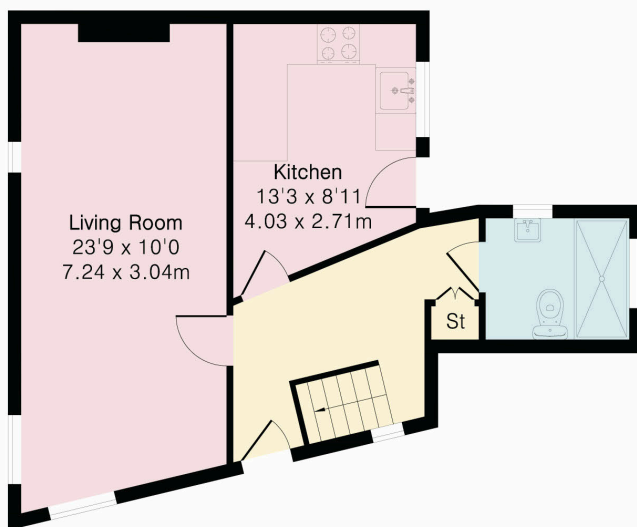
E: leckhampton@perrybishop.co.uk



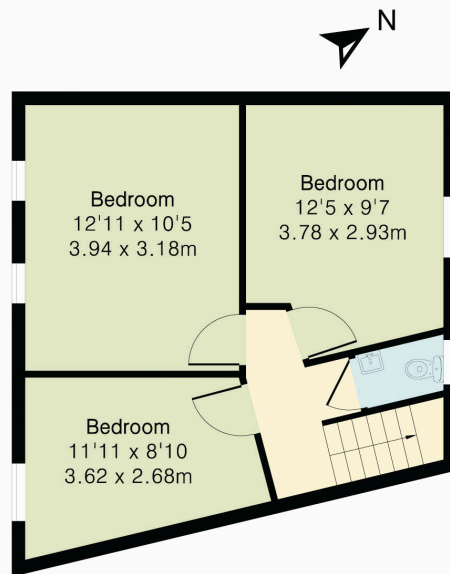
Approximate Gross Internal Area 874 sq ft - 81 sq m

Ground Floor Area 474 sq ft – 44 sq m

First Floor Area 400 sq ft – 37 sq m



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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