

1 THE QUADRANT

EXETER



THE QUADRANT

EXETER • EX2 4LE

***A beautiful Georgian listed property
benefitting from excellent transport links
situated in a sought after area.***

Potential for 4/5 bedrooms • 3 Store rooms • 4 Reception rooms
Utility room • Cloakroom • Sitting room • Kitchen/diner
Family bathroom

Garage and off-road parking

Exeter St David's Stations 2.0 miles

Exeter International Airport 5.1 miles • Exmouth Town 11.2 miles

Sidmouth Beach 15.4 miles • Teignmouth Beach 15.7 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as
statements of fact. Your attention is drawn to the Important
Notice on the last page of the text.





Situation



The bustling city of Exeter, known for its impressive cathedrals, provides access to a wide variety of local amenities and leisure facilities with the St Leonard's area considered one of the most prestigious addresses. Further facilities on offer include shops, cafes, popular restaurants such as The Mount Radford Pub on Magdalen Road and the Historic Quayside.



The surrounding region, dubbed an Area of Outstanding Natural Beauty, offers leisure activities ranging from hiking the 250-million-year-old cliffs of the Jurassic Coast, horse riding, sailing and fishing. In addition, there are various golf, rugby and tennis clubs for further choices.



The area is well served by regular connections from the city's four mainline train stations to the A30 and M5 nearby leading to the national motorway network.



The four train stations provide regular links to Plymouth, Bristol and London Paddington with frequent buses to the rest of the Devon coast. Exeter International Airport offers local and international flights.



The Devon coast is peppered with various beaches, perfect for the summer months, including three within 15 miles of the family home.



There are a range of great schools in the area within walking distance of the home including St Leonard's CofE Primary School which has been rated as 'Outstanding' by Ofsted. There is also a selection of independant schools within walking distance such as the Exeter School and the Maynard.



Description

The property is currently being used as consulting rooms this is an excellent opportunity to create a magnificent family home in a desirable location. The property is arranged over four floors with the communal entrance hall leading to a private entrance.

The ground floor is composed of two large reception rooms providing the ideal locations to relax and entertain guests. The basement level offers 3 store rooms that can be re-purposed into additional living spaces if need be with a separate office. The cloakroom and utility room complete the accommodation downstairs.

The first floor boasts two further reception rooms with a pedestal wash hand basin in each and could be considered as two additional bedrooms or any required purpose.

To the second floor, there is an unusually shaped sitting room leading to the kitchen/diner with matching wall and base units and room for fitted appliances such as a fridge, electric cooker and washing machine. The adjacent family bathroom has a low level WC, pedestal wash hand basin with mirror and a panelled bath with shower over as well as an outlook of the far reaching views of the surrounding area.

The third floor is where the two double bedrooms can be found both enjoying views over the city and an under the eaves storage area. The large character windows in the property provide a view over the nearby green, the city's striking Cathedral and the picturesque countryside beyond.

Garden and Grounds

The front of the maisonette has an off-road parking space in a paved car park bordered by hedges. The basement level property can be reached by its own entrance. There is also a separate garage with the property.



Services

Mains gas and electric and water.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.
Tel: 01392 277 888. www.exeter.gov.uk

Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423111

Tenure

Freehold

Tax Band

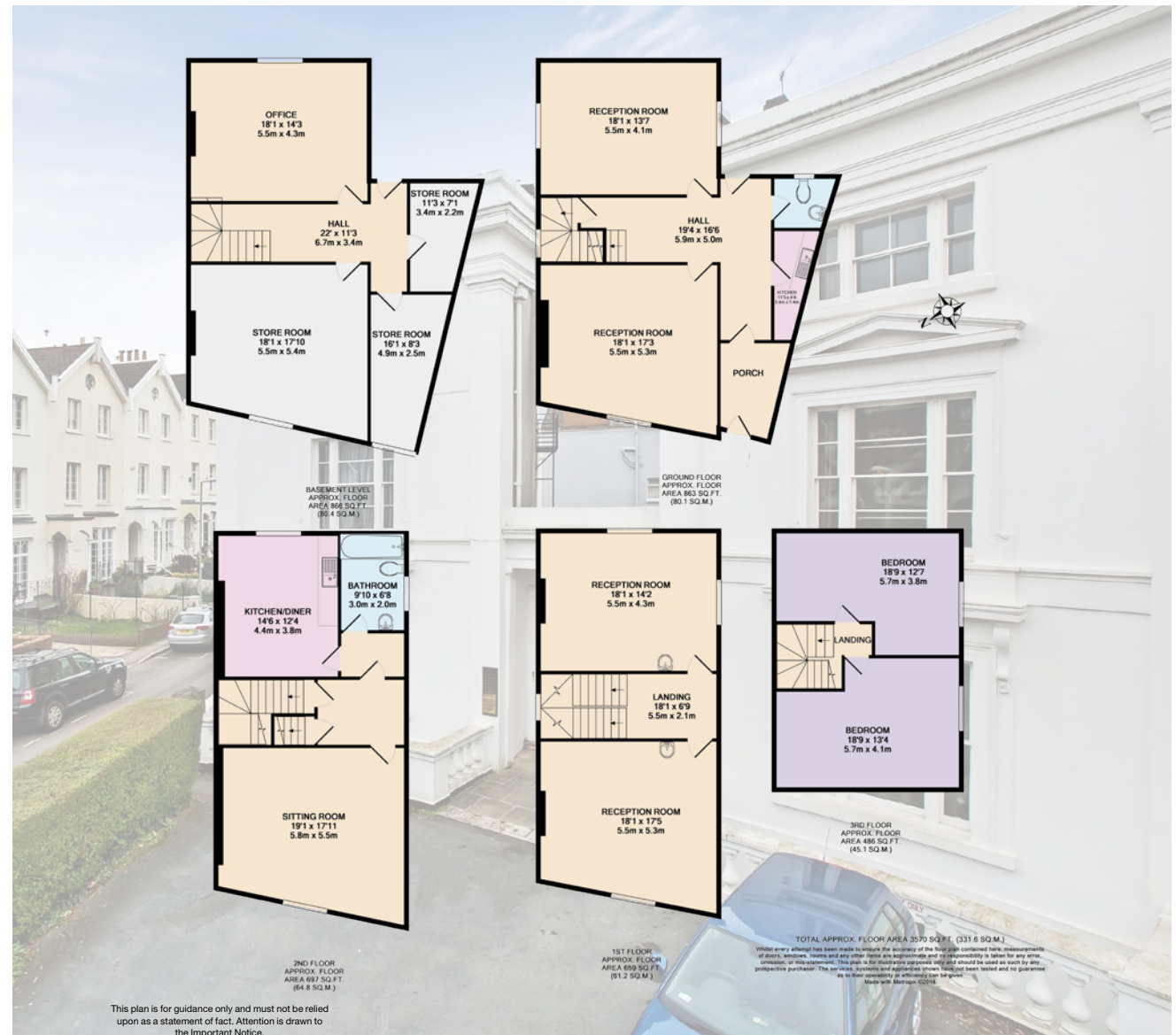
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EPC

Band D

Directions – Post Code EX2 4LE

Head south on Southernhay East towards Chichester Mews.
Turn left onto Barnfield Road and then turn right onto Western Way/B3212. Take a left onto Magdalen Road. Turn right onto Wonford Road and then take a left to stay on Wonford Road. 1 The Quadrant will be on the right.



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