

St Leonards Road

Exeter, Devon





A beautifully presented semi-detached period house in the heart of sought-after St. Leonard's.

Exeter city centre 0.5 miles, Exeter St. David's station 1.8 miles (2 hours to London Paddington)
M5 (Jct 29) 2.8 miles, Exeter Airport 4.4 miles (1 hour to London City Airport)
(All distances and times are approximate)



Summary of accommodation

Ground Floor: Drawing room | Sitting room | Kitchen/dining room | Cloakroom

First Floor: Three bedrooms | Family bathroom

Second Floor: Two bedrooms | Bathroom

Cellar: Utility/storage

Outside: Driveway | Gardens



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 region is well served by good private and state schools such as St Leonard's CoE Primary School, Wynstream School and St Michael's CoE Primary Academy, all rated 'Outstanding' by Ofsted. The world-renowned University of Exeter is also less than two miles away from the property.



The property

This handsome semi-detached house offers five bedrooms, and a wealth of beautifully presented accommodation arranged over three levels. The interiors feature elegant, understated modern styling and high-quality fittings, while retaining a wealth of period character, including large sash windows and original fireplaces. The ground floor has a comfortable, stylish drawing room at the front, with a large bay window fitted with plantation shutters, wooden flooring and a splendid original fireplace. Adjoining the drawing room in a semi open-plan layout is the sitting room, offering further space in which to relax, as well as built-in storage and another attractive open fireplace.

Towards the rear, the open-plan dining room and kitchen provides plenty of space for a family dining table, with the lower kitchen area featuring sleek fitted units to base and wall level. There are also integrated appliances, including a double oven, a microwave, an induction hob with an extractor hood and space for an American-style fridge/freezer. The cellar offers further storage and space for home appliances.

There are three double bedrooms on the first floor, including the generous principal bedroom at the front, with its fireplace, stripped wooden flooring, bay window and sunny south-facing aspect. The first floor also has a family bathroom with a separate shower unit. On the second floor there are an additional two double bedrooms with built-in storage, as well as a further family bathroom.



Garden & Grounds

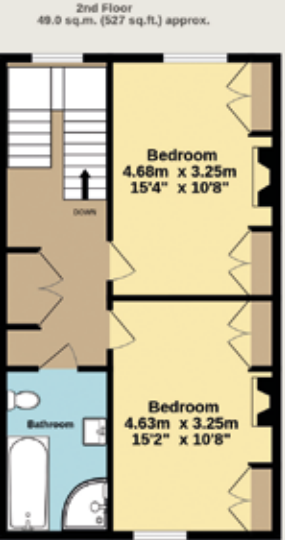
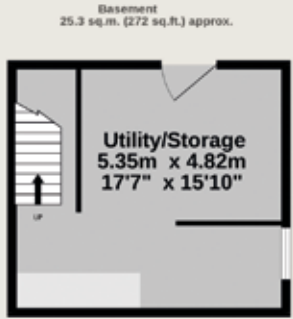
At the front of the property, the gravel driveway provides parking space for up to two vehicles, with further parking available along St. Leonard's Road via a resident permit scheme. At the rear, the garden includes a patio area for al fresco dining, with steps leading to a two-step lawn, the upper level with border beds and the larger lower area featuring several trees and a children's climbing frame. The garden is bordered by wall to one side and established hedgerow to the other.

Property Information

Services
Mains water & electricity. Private drainage. Oil-fired central heating.
Tenure
Freehold
Local Authority
Exeter City Council
Council Tax
Band F
Directions
Postcode EX2 4LS / what3words///theme.reds.stump



Approximate Gross Internal Floor Area
243.1 sq m (2617 sq ft)



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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