

4 Zenith

Magdalen Road, Exeter





An impressive four bedroom townhouse in a distinctive art deco development in the heart of sought-after St. Leonards.

Exeter city centre 0.5 miles, Exeter St. David's station 1.9 miles (2 hours to London Paddington)
M5 (Jct 29) 2.5 miles, Exeter Airport 4.0 miles (1 hour to London City Airport)
(All distances and times are approximate)


4


3


2

Summary of accommodation

Ground Floor: Bedroom | Bathroom | Utility/laundry

First Floor: Principal bedroom with en suite bathroom | Two further bedrooms | Bathroom

Second Floor: Kitchen/sitting/dining room

Third Floor: Sitting room

Outside: Garage | Sun deck | Sun terrace

Situation

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 CofE Primary School, Wynstream School and St Michael's CofE Primary Academy, all rated 'Outstanding' by Ofsted. The world-renowned University of Exeter is also less than two miles away from the property.



The bedrooms are situated on the ground floor and first floor. They include one double bedroom on the ground floor, together with a shower room and a utility room or laundry. The first floor provides a further three well-presented bedrooms, including the generous principal bedroom with its extensive built-in storage and en suite bathroom. The first floor also has a further family bathroom.



Garden & Grounds

The property benefits from two roof terraces, one to the front and one to the rear, both of which are accessed via the third floor sitting room. They provide outside space in which to relax or barbecue and dine al fresco, as well as affording views across the St. Leonards rooftops. There are also smaller balconies to the rear of the first floor and second floor accommodation, while on the ground level there is a walled courtyard garden, accessed via the rear ground floor bedroom. Parking is available on the communal parking area at the front of the development, while the property also has an integrated garage for further parking or home storage.

Property Information

Services
Mains gas and electricity

Local Authority
Exeter City Council

Council Tax
Band G

EPC Rating
C

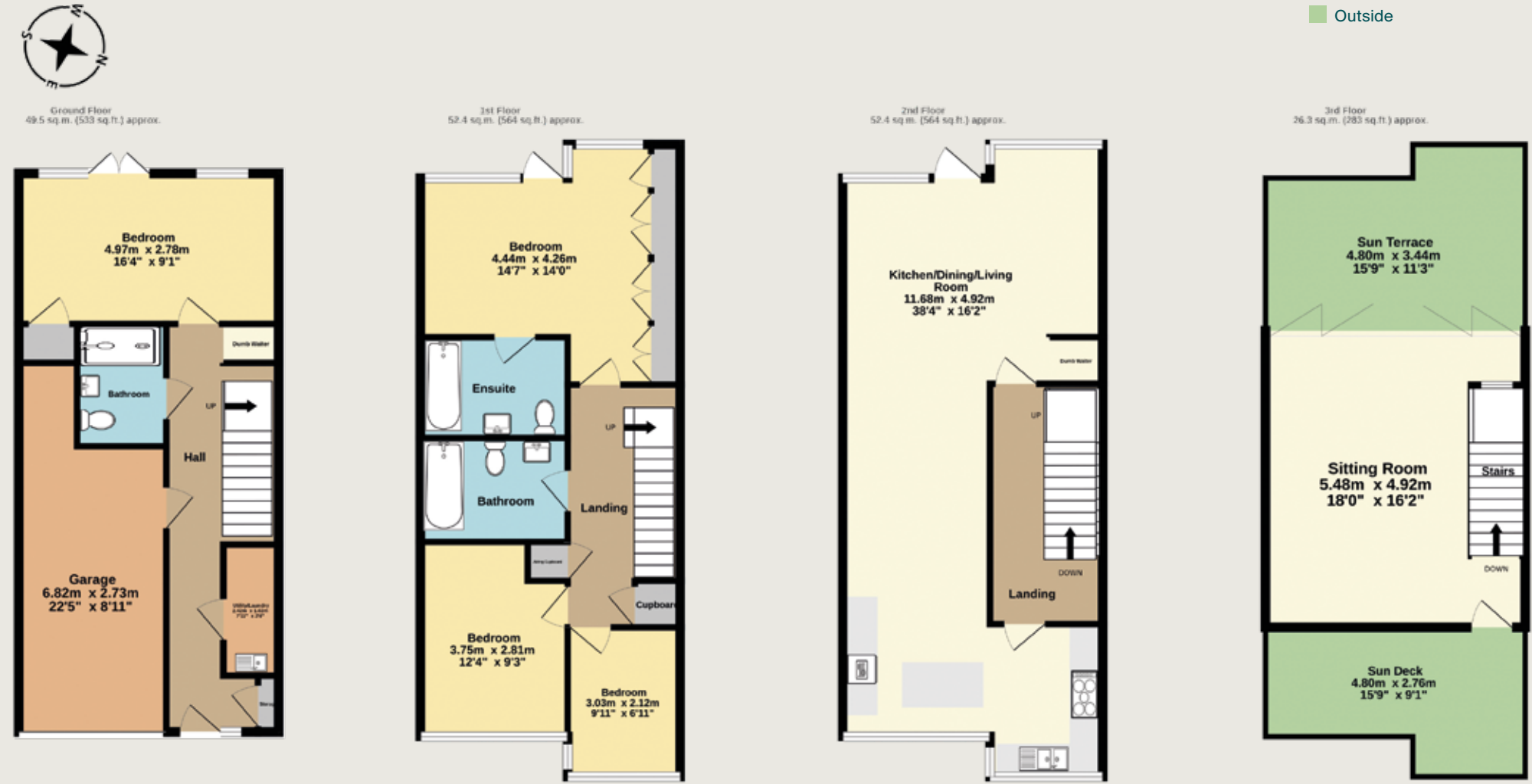
Directions
Postcode EX2 4TE
what3words///allow.dame.woven

Guide Price
£1,000,000



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

Approximate Gross Internal Floor Area
180.6 sq.m. (1944 sq.ft.)



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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