



163 MAGDALEN ROAD

St Leonards, Exeter





## LOCATED ON ONE OF THE MOST DESIRABLE AREAS IN EXETER

An exceptional Grade II listed period town house renovated to a high standard throughout with a south-facing garden and gated off road parking.

### Summary of accommodation

Reception hall | Open plan kitchen/dining room with nearby utility room

First floor sitting room | Four bedrooms | Study | Two bathrooms

**Distances:** 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)

Guide price: £850,000



# 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 PROPERTY

Steps rise to an impressive, covered entrance with a period wooden door opening into a spacious hallway with a staircase rising to the first floor. On the left is a splendid dining room with a sash style window overlooking the garden and a fireplace with wooden surround. An opening leads through to the kitchen/breakfast room fitted and a range of base, wall and drawer units with a granite work top over range for cooking and there is an attractive Belfast sink. On the other side of the hall, is a utility room/boiler room and a study, again with a period fireplace and sash style window looking over the front garden.





On the first floor looking to the front is an impressive, spacious sitting room with two large sash style windows and a fireplace. Also on this floor are two bedrooms and the main bathroom, very well appointed with a roll top bath, separate shower cubicle, W.C and hand wash basin.

Stairs rise again to the second floor where there are 2 further bedrooms including the master bedroom with an opening through to a dressing room and beautiful views over roof tops towards the Halden Hills. Off the landing is a lovely shower room with w.c and hand and there is a separate shower cubicle and a loft hatch with ladder leading to a spacious and boarded loft room.

## GARDEN AND GROUNDS

To the front of the house is a walled garden laid to lawn with established shrubs. There is a gated parking area providing parking for 3 cars if you used the grass as well which has been fitted with grazed cleat parking, a Tesla charging point and pedestrian gate onto Magdalen Road.

## PROPERTY INFORMATION

**Services:** Mains gas, drainage and electricity.

**Tenure:** Freehold

**Local Authority:** Exeter City Council

**Council Tax:** to be banded

**Directions:** whta3words///richer.legal.juices - EX2 4TT



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

Ground Floor  
68.3 sq.m. (735 sq.ft.) approx.



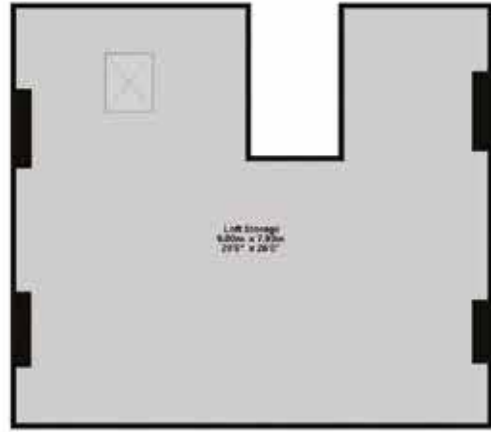
1st Floor  
68.5 sq.m. (737 sq.ft.) approx.



2nd Floor  
69.9 sq.m. (753 sq.ft.) approx.



Loft Storage  
0.0 sq.m. (0 sq.ft.) approx.



Approximate Gross Internal Area =  
206.7 sq m / 2225 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

**Joel Moore**  
01392 423111  
joel.moore@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)