



I THE MUSIC ROOMS

St. Margarets Residences, Exeter, Devon



A BEAUTIFULLY PRESENTED TOWN HOUSE LOCATED A SHORT WALK INTO THE CENTRE OF EXETER

With a charming garden and two parking spaces.

Summary of accommodation

Open plan kitchen/living/dining room | Downstairs WC/utility room

Three bedrooms | Two bathrooms

Distances: Exeter city centre 0.9 miles, Exeter St. David's station 1.6 miles (2 hours to London Paddington)

M5 (Jct 29) 2.3 miles, Exeter Airport 4.6 miles (1 hour to London City Airport)

(All distances and times are approximate)

Guide price: £600,000

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 with 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

Located in the heart of St.Leonards, The Music Rooms forms part of St Margarets Residence a development converted in 2020 to an exceptional standard from the former St Margarets School with this property being part of the music room, a detached building now 3 properties.

Purchased from new from the developer, this end terrace house is presented in excellent condition and has been lovingly looked after and further improved by the current owners.

Converted to a high energy rating (EPC A), inside, the home impresses with its spacious, stylish interior and a distinctive split-level ground floor layout. At its heart is a stunning double-height living area, filled with natural light from a large 2.9m patio doors, offering beautiful views across the private west-facing garden — perfect for both entertaining and unwinding.





The contemporary white kitchen pairs seamlessly with oak flooring and elegant quartz worktops. It comes fully equipped with high-spec appliances and generous storage, including a practical larder-style cupboard tucked beneath the stairs. A versatile cloakroom also serves as a laundry area, with plumbing for a washing machine and dryer.

Upstairs on the first floor, a spacious double bedroom enjoys garden views with glimpses of Exeter Cathedral in the distance. A second bedroom, equally suited as a home office, sits at the front of the property. This level also features a stylish family bathroom and additional storage.

The top floor is dedicated to the principal suite — offering a generous bedroom, built-in wardrobes, and a sleek en suite shower room.

Built with sustainability in mind, the property benefits from communal ground source heating and advanced PV solar panels — an ideal choice for eco-conscious buyers who value comfort and design.



GARDEN AND GROUNDS

Outside, the landscaped west-facing garden is accessed from patio door from the sitting room and is well stocked with a variety of plants and shrubs and is perfect for al fresco dining or quiet relaxation. The property also includes two allocated parking spaces.

PROPERTY INFORMATION

Tenure: Freehold

Services: Communal ground source heat pump, mains drainage and electricity.

Local Authority: Exeter City Council

Council Tax: Band D

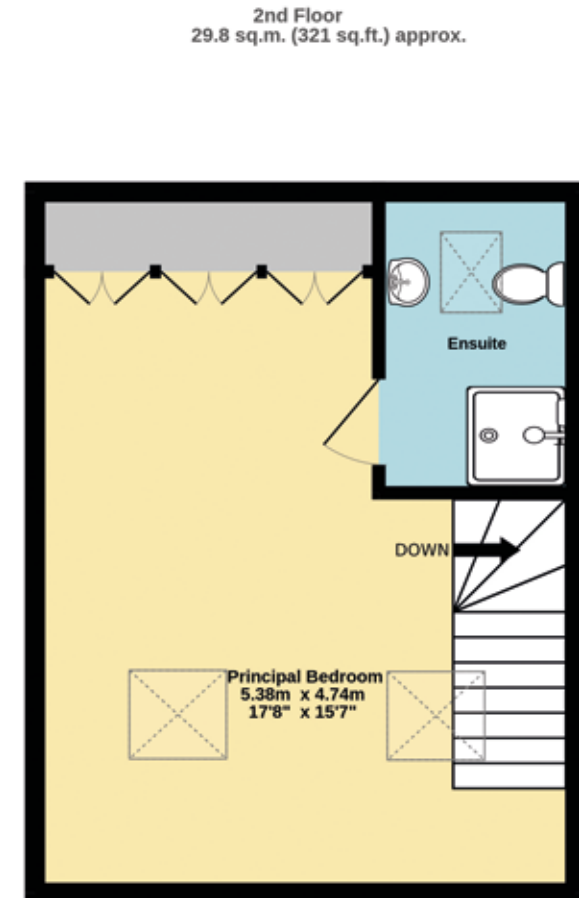
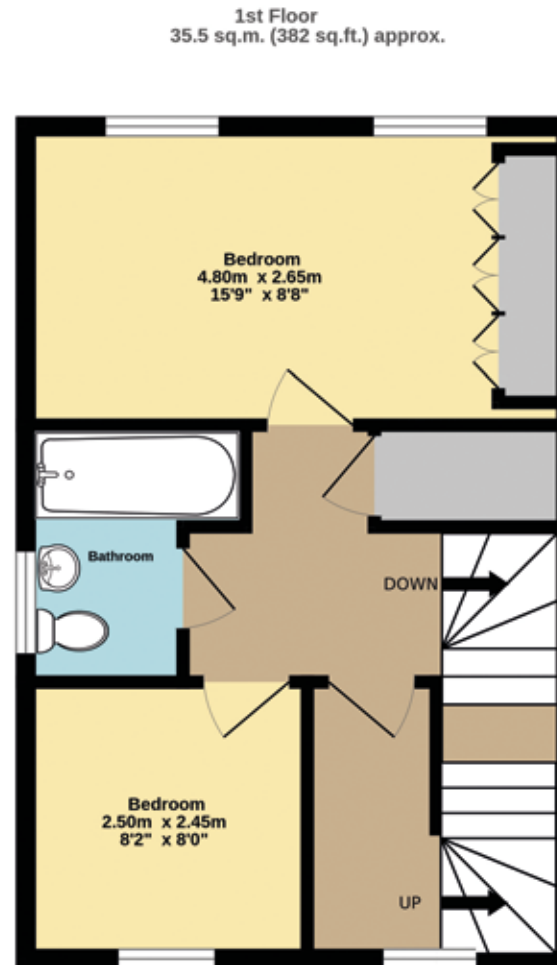
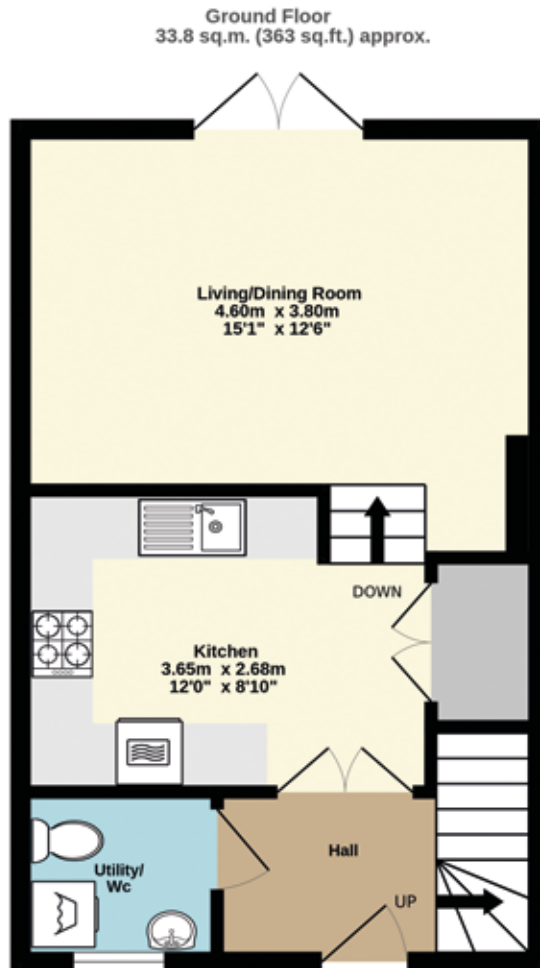
EPC: A

Directions: [what3words:///quiz.anyone.purely](https://www.what3words.com/quiz.anyone.purely) - EX2 4BJ





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



Approximate Gross Internal Area
99.1 sq.m. (1066 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.

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