

1 The Quadrant, St Leonards Exeter, EX2 4LE



This stunning family home is a large townhouse built in the Georgian Era, set within a quadrant shaped terrace of six properties, which are believed to have been built around 1835. The properties are all Grade II listed. The front of this wonderful home is very elegant, being crisp white stucco with balustrades, pediments and cornices. This home is located in the prestigious residential area of St Leonards, close to the Cathedral City Centre and a short walk from the popular Magdalene road shops and Exeter quay. Well regarded primary & secondary schools, including Exeter School, are within easy access of the property, as are multiple walks, parks and cycle paths. The property is conveniently located close to a bus route, train line and is well situated for access to major road links including the M5 and A30. The property has been tastefully renovated to a high standard whilst retaining many of its period features including large sash windows, high ceilings & period fireplaces. The current owners have carefully maintained the property throughout the years, in particular by completely refurbishing the lower ground floor to include a lounge, kitchen large bedroom and full shower room. Private courtyard with store rooms. The property also benefits from a courtyard garden to the rear and garage.

Offers in the region of £975,000 Freehold DCX02779

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via solid wood front door with coved ceilings and radiator.

Hallway

With doors to utility room, cloakroom, lounge, kitchen/dining room, stairs to basement and stairs to first floor landing. Part-glazed door leading to the rear garden, coved ceiling and two radiators.



Lounge 17' 11" x 17' 0" (5.451m x 5.188m)

Front aspect sash windows fireplace with a log burner, slate half and wooden mantle, television point, shelving, coved ceilings, two radiators.



Utility room 11' 1" x 4' 1" (3.372m x 1.251m)

Fitted range of eye and base level units with stainless steel sink, mix tap and single drainer. Solid wood work surfaces, plumbing for washing machine, further appliance space and part-tiled walls.

Cloakroom

Rear aspect frosted window, low level WC, wash hand basin with tiled splashback, wooden flooring and radiator.

Kitchen 18' 9" x 14' 1" (5.720m x 4.280m)

Dual aspect sash windows, beautifully fitted bespoke handmade range of eye and base level units with Franks sink and a half with mixer tap and drainer. Quartz work surfaces with 5-ring gas cooker and double oven and extractor fan above. Also with American style fridge freezer, porcelain tiled flooring, integrated dishwasher, spotlighting, coved ceiling, picture rail, two radiators and large seating area.



First Floor Landing

Turning staircase to first floor landing with side aspect sash window and doors to bedroom one, bedroom two and bathroom. Also with turning staircase to second floor and radiator.

Bedroom One 17' 11" x 17' 6" (5.458m x 5.338m)

Front aspect sash window, cast iron fireplace with mantle, twin built-in wardrobes with hanging space and shelving, coved ceiling and two radiators.



Bedroom Two 14' 3" x 10' 1" (4.333m x 3.068m)

Rear aspect sash window, feature fireplace with wooden mantle, wooden flooring, coved ceiling and radiator.



Bathroom

Rear aspect sash window with four piece suite including walk-in shower cubicle with rain water shower, claw grip bath with mixer tap, low level WC, wash hand basin with mix tap and unit storage around. Also has tiled flooring, spotlighting, extractor fan, coved ceiling and heated towel rail.



Second Floor Landing

Second floor landing with side aspect window and doors to bedroom three, bedroom four and bathroom, plus turning staircase to third floor and radiator.

Bedroom Three 18' 5" x 17' 6" (5.614m x 5.333m)

Front aspect sash window with stunning views, storage recess and radiator.



Bedroom Four 14' 6" x 11' 9" (4.427m x 3.584m)

Rear aspect sash window, feature fireplace with wooden mantle, wooden flooring and radiator.



Bathroom

With rear aspect sash window, three piece white suite, benefitting from panel enclosed bath with mix tap, handheld shower above and rainwater shower, low level WC, wash hand basin with mixer tap and storage below, part tiled walls, spotlighting, extractor fan, tiled flooring and heated towel rail.



Third Floor Landing

With doors to bedroom five and six.

Bedroom Five 18' 10" x 10' 9" (5.729m x 3.289m)

Rear aspect window, storage recess, into-eave storage and radiator.



Bedroom Six 16' 5" x 9' 2" (5.003m x 2.783m)

Side aspect window, storage recess, into-eave storage and radiator.

Basement

Original stone steps leading down to basement which has a side aspect window and large hallway with radiator, with doors to the self-contained lounge, seventh bedroom, kitchen, and shower room. Access also to the outside seating area and wine storage.

Lounge 17' 0" x 13' 5" (5.179m x 4.100m)

Self-contained lounge with front aspect sash window with view over the court yard, feature cast iron fireplace with wooden mantle, door to the patio and tow radiators. Access into storage rooms and small patio with slate flooring.



Bedroom Seven 16' 4" x 13' 9" (4.978m x 4.196m)

With rear aspect sash window and radiator.



Kitchen 17' 11" x 6' 5" (5.451m x 1.957m)

Front aspect window, beautifully fitted range of storage units, stainless steel sink with single drainer, solid wood work surfaces, integrated oven and hob with extractor fan above, plumb for washing machine and dishwasher. Integrated fridge and freezer and radiator.



Shower Room

Rear aspect window, walk-in shower cubicle with rainwater shower, low level WC, wash hand basin with mixer tap and tiled splashback, spotlighting, tiled flooring, extractor fan and heated towel rail.



Courtyard

Courtyard rear garden with tiled flooring, seating area and steps to the garage with metal door.



Front

Front of property has off-road parking for two vehicles.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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Energy performance certificate (EPC)

1 The Quadrant EXETER EX2 4LE	Energy rating	Valid until:	15 October 2035
	D	Certificate number:	2335-2620-1509-0585-5292

Property type End-terrace house

Total floor area 335 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)