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*1 The Music Rooms, St Margarets Residences, Magdalen Road,
Exeter, Devon, EX2 4B7*



SOUTHGATE

ESTATES

£2,000

per calendar month





1 The Music Rooms, St Margarets Residences

A beautifully presented three bedroom end of terrace home, situated within the highly regarded St Margarets Residences development in the heart of St Leonards. Finished to a high standard throughout, the property offers spacious and well-appointed accommodation, together with an attractive enclosed garden and an allocated parking space.

St Leonards is one of Exeter's most sought-after residential locations, renowned for its characterful streets and excellent range of nearby amenities. The independent shops, cafés and restaurants of Magdalen Road are within easy reach, whilst Exeter's historic Quayside, the city centre and the Royal Devon & Exeter Hospital are all conveniently accessible. The area is also well served by transport links and well-regarded schools.

- Council Tax Band D
- Subject to Referencing and Affordability Checks
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:
<https://www.southgatestates.co.uk/lettings>





Ground Floor The accommodation begins with an entrance hallway providing access to the downstairs cloakroom, kitchen and stairs rising to the first floor. The kitchen is a stylish and contemporary space fitted with a range of matching wall and base units incorporating Quartz worktops, a matching upstand and a 1.5 bowl stainless steel sink with an electric instant hot water mixer tap over and drainer grooves to the side. Integrated appliances include an induction hob with extractor hood over, an eye-level double oven, a dishwasher and a fridge freezer. A generous built-in cupboard beneath the stairs provides useful storage and houses the heating system. Steps lead down to the living room, creating an open-plan feel between the two spaces whilst retaining clearly defined areas. The living room is a bright and welcoming room with French doors opening directly onto the rear garden and additional built-in storage. Also to the ground floor is the cloakroom, comprising a concealed cistern WC, a pedestal wash basin, plumbing for a washing machine and a window to the front aspect.

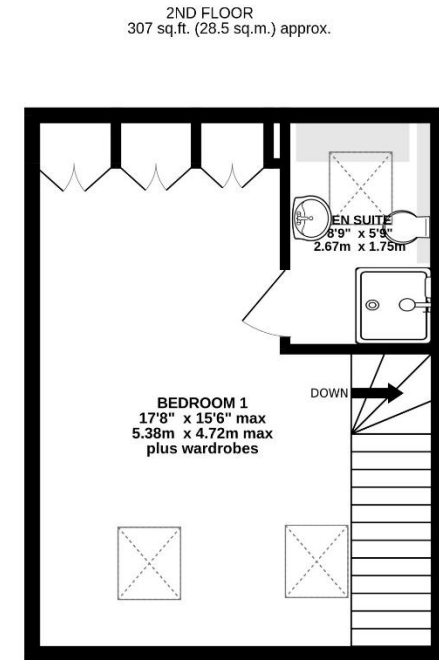
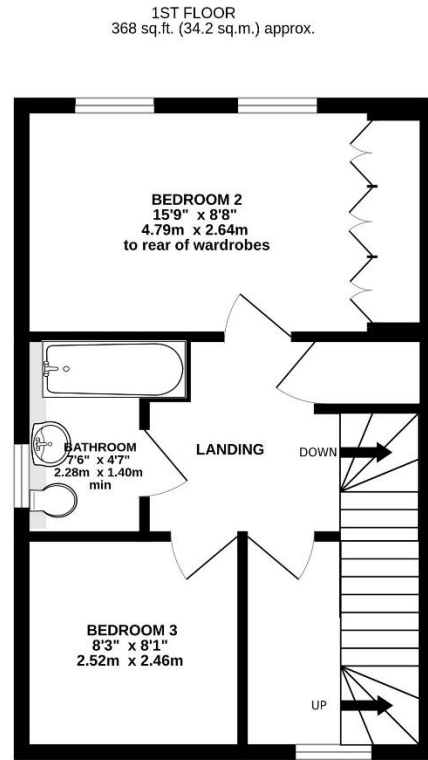
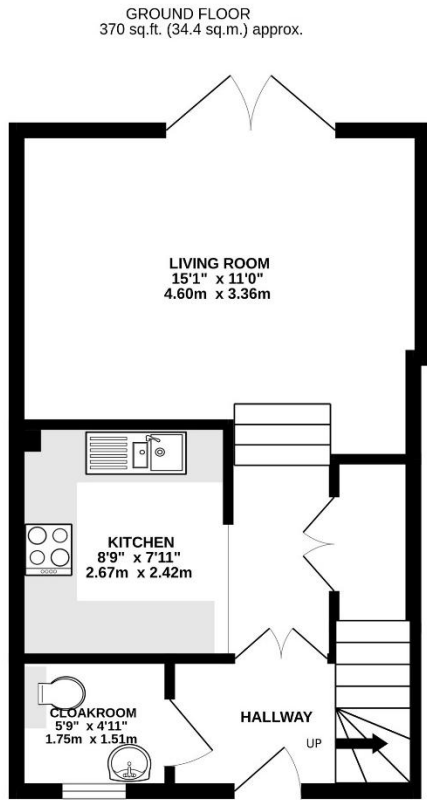
First Floor To the first floor are two of the bedrooms and the family bathroom. Bedroom two is a spacious double room enjoying two windows overlooking the rear garden and a lovely far-reaching outlook with glimpses of Exeter Cathedral. The room further benefits from fitted wardrobes. Bedroom three is a versatile room which could be utilised as a bedroom, nursery or home office, with a window to the front aspect. The bathroom comprises a bath, wash basin and concealed cistern WC, together with a window to the side aspect. The landing also benefits from built-in storage and a door opening to the stairs to the second floor.

Second Floor Occupying the top floor is the impressive principal bedroom suite. This generous double bedroom features a wall of fitted wardrobes and two electrically-operated skylights to the front aspect creating a light and airy feel. A door opens to the en suite shower room, comprising a shower cubicle, concealed cistern WC, wash basin and fitted storage drawers. A rear-facing electrically-operated skylight enjoys lovely far-reaching views with glimpses towards Exeter Cathedral.

Outside The enclosed rear garden has been attractively landscaped to provide an enjoyable outdoor space. A paved terrace leads directly from the living room, offering an ideal area for outdoor seating and entertaining. Beyond, a gravelled section is complemented by raised planters filled with a variety of established shrubs, perennials and seasonal planting, creating colour and interest throughout the year. A gate allows pedestrian access to the rear. The property further benefits from an allocated parking space.

- *Immaculately Presented*
- *3 Bedrooms*
- *Beautifully Designed Garden*
- *Off-Road Parking*
- *Prestigious Location*
- *End of Terrace House*





TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

SOUTHGATE
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