



East of 
ESTATE AGENTS
East & West of 

College Road
St Leonards, Exeter OIEO £850,000

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A stunning Victorian townhouse arranged over three floors, offering five generous bedrooms, elegant reception rooms and a superb open-plan kitchen diner. Ideally located close to Magdalen Road, the City centre and Quay, this substantial period home combines character features with stylish modern living. Further benefits include a beautiful wraparound garden, off-street parking, garage with electric car charging point and impressive eco credentials.

Three Storey Victorian Town House | Fantastic Location | Garage, Off Road Parking and EV Charger | Five Bedrooms | Wrap Around Gardens | Two Reception Rooms | Open Plan Kitchen/Diner | Family Bathroom | Downstairs Cloakroom | Energy Efficient Enhancements

DESCRIPTION

Impressive Victorian townhouse is arranged over three spacious floors and offers beautifully presented accommodation throughout. An entrance vestibule with mosaic tiled flooring leads into a welcoming hallway featuring stripped wooden floors, decorative corbels and stained-glass detailing, setting the tone for the character and elegance found throughout the home.

To the front of the property, the lounge is a grand and inviting reception room with a striking cast iron fireplace, slate hearth and impressive bay window. A second reception room currently used as a playroom/family room enjoys French doors opening onto the rear garden and offers excellent versatility for family living or formal dining.

The kitchen is fitted with a range of modern white gloss wall and base units with integrated appliances, ample work surfaces and views over the rear garden. Open to the breakfast room via a breakfast bar, this bright and airy space features a beautiful original fireplace and direct access onto the garden, creating an ideal area for entertaining and everyday family life. A useful ground floor cloakroom is located beneath the stairs.

The first floor offers three well-proportioned bedrooms, all retaining period charm with newly fitted double glazed sash windows and original fireplaces, alongside a stylish family bathroom fitted with contemporary marble-effect tiling and a modern suite with bath and shower over. The principal bedroom is particularly impressive, enjoying a large bay window and striking feature fireplace.



On the second floor are two further generous double bedrooms, both continuing the home's Victorian character with ornate fireplaces, newly fitted double glazed sash windows and useful alcove storage.

The current owners have also invested significantly in upgrading the property with a focus on energy efficiency, comfort and modern convenience. Improvements include the installation of an approximately 4kWp solar PV system with 5kWh home battery storage, providing excellent long-term energy savings and increased self-sufficiency, together with replacement A-rated double glazed sash windows and doors throughout, greatly enhancing both thermal efficiency and security. The home further benefits from a smart Tado heating system with individual room controls and AI optimisation, upgraded radiators sized appropriately for each room, an electric vehicle charging point.

Outside, the beautifully maintained wraparound garden has been thoughtfully arranged to provide areas for play, relaxation and entertaining, with lawned sections, planted borders, mature pear trees and a patio sun terrace. To the front, the property is screened by a low brick wall, iron railings and mature hedging, while off-street parking and a garage with electric vehicle charging point complete this exceptional family home.

LOCATION

Situated in the highly desirable St Leonards area of Exeter, one of the city's most sought-after residential districts, renowned for its attractive period properties, tree-lined streets, and strong sense of community. The property is ideally positioned within easy reach of Exeter city centre, the University of Exeter, and Exeter St David's railway station, making it particularly convenient for both professionals and families alike. A particular feature of the location is its close proximity to Magdalen Road, a vibrant and well-regarded independent shopping parade offering an excellent selection of cafés, restaurants, delicatessens, artisan bakeries, boutiques, and everyday amenities. Popular local establishments and a thriving café culture contribute to the area's welcoming village-like atmosphere, which has made St Leonards one of Exeter's most fashionable and desirable neighbourhoods.

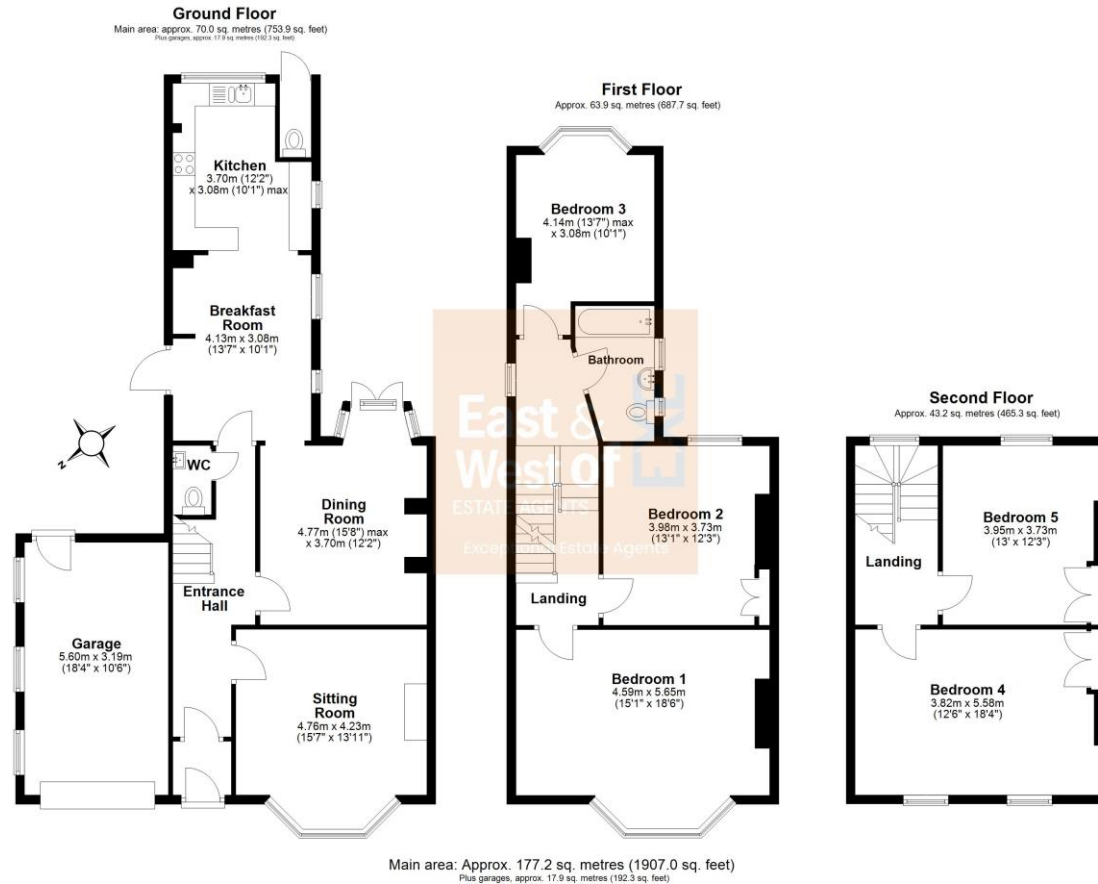
The property also benefits from access to highly regarded schools, pleasant riverside walks, nearby parks, and excellent leisure facilities including Exeter's historic quayside. Comprehensive transport links are readily available, with convenient access to the A30, M5 motorway, and mainline rail services connecting to London Paddington and beyond. Combining convenience, character, and a strong community feel, St Leonards continues to be one of Exeter's premier residential addresses.



AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at the time of marketing :-

Tenure: Freehold
 Council Tax Band: E
 Council: Exeter City Council
 Parking: Garage, Driveway and Permit Parking
 Garden: Wrap Around Garden
 Electricity: Mains
 Heating: Mains Gas Boiler
 Water supply: Mains
 Sewerage: Mains
 Broadband: Full Fibre Broadband Available with up to 382 mbps download and 36.5mbps upload.
 Mobile Signal: Several networks currently showing as available at the property including O2 and 3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed: however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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