



50 Magdalen Road St. Leonards, Exeter, EX2 4TE

This substantial six-bedroom semi-detached house is situated on the calm corner of Magdalen and Marlborough Roads, a very desirable location in the affluent St Leonard's area of Exeter. Just a short stroll from the charming shopping parade, which features a rich and varied selection of local shops, boutiques, cafes, and the popular Mount Radford pub, this property is perfectly positioned for both convenience and community.

Steeped in late-Victorian to early-Edwardian charm, the property boasts a wealth of period features, including spacious rooms across three storeys, high ceilings, and wide bay windows that flood the interiors with natural light. All rooms are quiet and peaceful.

Its four characterful reception rooms have been adapted to create a large self-contained ground-floor flat, which could easily be reverted to the original fully-integrated format to suit your preferences. This area features original light fittings, bespoke William-Morris-design curtains, and a traditional mains-gas-powered Aga, perfect for culinary enthusiasts.

The whole property could either be an income-generating rental property or reinstated as a commodious three-storey family home.

Guide Price £675,000

50 Magdalen Road

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- LARGE PERIOD RESIDENCE
- 6 Bedrooms (2 with small kitchens) 3 Bathrooms
- Greenhouse. Separate Locked Garden Store Room
- Close to Local Shops, Restaurants & Pub
- NO ONWARD CHAIN
- Gas Central Heating, uPVC Double Glazing
- On-Street Permit Parking for Residents & Guests
- 4 Reception Rooms, Kitchen
- Walled Rear Garden (south-west facing aspect)
- Large Detached Garage & Private Parking Space

Reception Hall

7'11" x 5'9" (2.43m x 1.76m)

Inner Hall

Lounge

18'1" x 12'0" (5.52m x 3.68m)

Study

14'6" x 9'10" (4.44m x 3.02m)

Dining Room

13'5" x 10'8" (4.09m x 3.26m)

Living Room

15'4" x 14'2" (4.68m x 4.32m)

Kitchen

12'3" x 6'8" (3.75m x 2.04m)

Bathroom

6'9" x 6'6" (2.07m x 2.00m)

Landing

Bedroom 1

16'9" x 14'2" (5.12m x 4.33m)

Bedroom 2

17'4" x 12'2" (5.29m x 3.73m)

Bedroom 3

13'5" x 11'11" (4.09m x 3.65m)

Bedroom 4

14'6" x 9'10" (4.42m x 3.02m)

Bathroom 2

9'7" x 5'2" (2.93m x 1.60m)

Bathroom 3

6'6" x 5'0" (2.00m x 1.53m)

Bedroom 5

14'3" x 12'9" (4.35m x 3.91m)

Kitchen (2)

6'5" x 5'1" (1.96m x 1.55m)

Bedroom 6

12'10" x 10'10" (3.93m x 3.31m)

Kitchen (3)

9'3" x 8'7" (2.82m x 2.63m)

Garden-Parking-Garage

Detached Garage

17'10" x 10'4" (5.45m x 3.15m)



Directions



Floor Plan



Total area: approx. 237.9 sq. metres (2560.6 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use. Plan produced using PlanUp.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	60	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		