



6 Wynards



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Magdalen Street, Exeter, Devon, EX2 4HX
Exeter Central (1.2 miles), Exeter St. David's (1.5 miles)

A distinguished Grade II* Listed property,
beautifully situated within a historic
building at the heart of Exeter.

- Charming Grade II* Listed property
- City centre location
- Parking space being sold under separate negotiation
- Gothic Arched entrance
- Council Tax Band: C
- Communal cobbled courtyard and garden
- Spacious sitting room with exposed beams
- 15th Century building
- Modern fitted kitchen
- Freehold

Guide Price £350,000

SITUATION

Wynards enjoys an enviable position in the very heart of Exeter, tucked away just south of the Princesshay shopping district and within a short stroll of the historic Cathedral. The city provides a wealth of amenities including excellent shopping and dining, a vibrant cultural scene with theatre, cinema and museum, as well as professional football and Premiership rugby clubs. Exeter is particularly well connected, with two mainline railway stations offering direct services to London Paddington and Waterloo. Junction 29 of the M5 motorway lies to the east, providing links to the A30 and A38 trunk roads, and Exeter International Airport is also within easy reach.



DESCRIPTION

Believed to date back to the 15th Century, Wynards is a distinguished Grade II* Listed building of Heavitree stone, sympathetically converted in 1999 to provide unique and individual homes. Arranged around a charming cobbled courtyard, the property offers a tranquil and secure environment whilst being moments from the bustle of the city centre. This particular home combines period character with modern convenience, offering two bedrooms, a light-filled sitting/dining room, a fitted kitchen, shower room and guest cloakroom. Residents also enjoy access to an attractive communal garden and courtyard. Two Zone D parking permits are allocated to the property. Versatile in nature, Wynards is equally well suited as a main residence, a city retreat, or a distinctive investment opportunity.

ACCOMMODATION

A striking Gothic arched door leads into the inner lobby and onwards into a bright and welcoming sitting/dining room. This spacious dual aspect room features exposed beams, timber flooring and casement windows. The contemporary kitchen is fitted with a range of wall and base units, an integrated oven and hob, fridge/freezer, and dishwasher, with space for a washing machine. A rear door opens to the communal garden, with a guest cloakroom conveniently located nearby. On the first floor, a light tunnel enhances the landing. The principal bedroom enjoys a vaulted ceiling with skylight and exposed beam. The second bedroom overlooks the communal lawn and includes fitted cupboards and a character beam. The shower room comprises a corner shower, wc and basin.

OUTSIDE

From Magdalen Street, an impressive Gothic timber archway opens into the central cobbled courtyard, planted with raised stone beds and a feature tree. A further archway leads through to the communal lawned garden with mature borders, and a pedestrian gate allows easy access onto Southernhay Gardens and the city centre beyond. To the rear of the building are two secure stores.

PARKING

A parking space will be sold under separate negotiation, presenting a rare opportunity to secure highly sought-after city centre parking, adding that extra convenience.

SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: Gas combi boiler

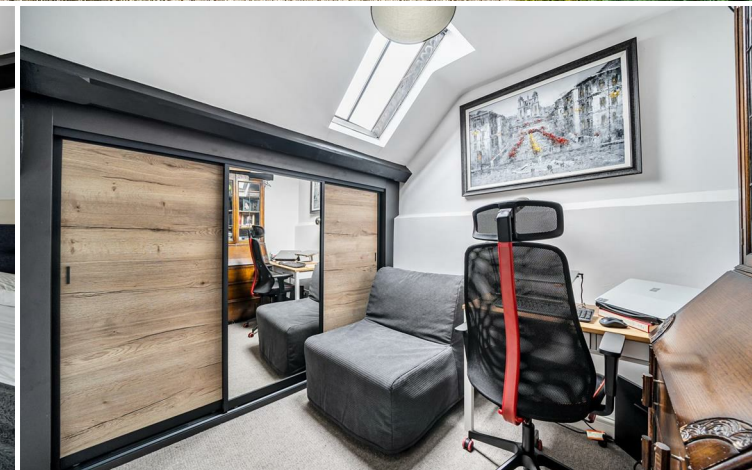
EPC: D(59)

Superfast broadband - installed with new wiring to Magdalen Road in 2023

EE, Three, O2 and Vodafone network available (Ofcom)

AGENTS NOTE

The vendor has advised that the property is part of the LineGreen Limited Management company, with an annual service charge of £420, covering maintenance costs.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

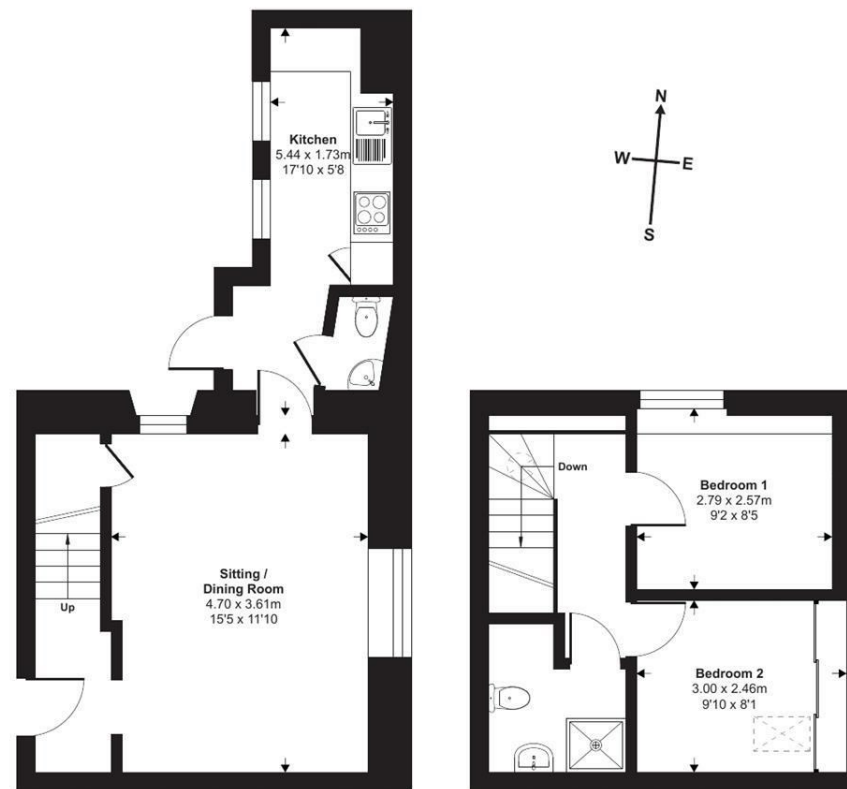
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Approximate Area = 621 sq ft / 57.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2025. Produced for Stags. REF: 1335205