



7, College Road



**STAGS**



# 7, College Road

St. Leonards, Exeter, Devon EX1 1TE

John Lewis (0.6 Miles), Exeter Central train station (0.9 Miles)

A beautifully extended, five-bedroom townhouse offering circa 3,000 sq ft of stylish living in the heart of St. Leonards.

- Spacious four-storey townhouse
- Five double bedrooms, three bathrooms
- Sought-after St. Leonards location
- Bi-fold doors opening to rear garden
- Freehold
- Open-plan kitchen/dining/family room
- Principal bedroom with dressing room and en-suite
- Significantly improved and extended
- No onward chain
- Council tax band: E

Guide Price £725,000

## SITUATION

College Road enjoys a prime position in one of Exeter's most desirable and characterful residential areas. It is just a short walk from the city centre, St Luke's Campus, and the popular Magdalen Road with its independent shops, delicatessen, butcher, fishmonger, and café culture. This street is known for its period properties and friendly community atmosphere, offering a perfect balance of city convenience and local charm. Residents benefit from excellent local schools, easy access to the vibrant Quayside and green spaces, as well as superb transport links including nearby train stations, the M5 motorway, and Exeter International Airport. With the coast and Dartmoor both within easy reach, this is a location that combines lifestyle, connectivity, and character in equal measure.





## DESCRIPTION

This exceptional four-storey townhouse, offering approximately 3,000 sq ft of beautifully presented accommodation, is located in the heart of St. Leonards. Thoughtfully extended and extensively improved by the current owners, the property has been finished to an outstanding standard throughout. A particular highlight is the stunning open-plan kitchen/dining/family room, designed for modern living and ideal for both entertaining and everyday family life. With five generous bedrooms, this substantial home combines elegant period charm with high-spec contemporary finishes, all set within a prestigious and well-connected neighbourhood just a short walk from the city centre, riverside, and excellent local schools.

## ACCOMMODATION

Upon entering through the wooden front door, you are welcomed into a spacious and inviting entrance hallway. To the right lies a beautifully proportioned sitting room, featuring a large bay window, an open fireplace with a striking surround, and elegant stripped wooden flooring that continues throughout much of the ground floor. Further along the hallway is a convenient cloakroom/WC and access to the stunning, extended kitchen/dining room. This impressive space has been thoughtfully designed with an extensive range of cabinetry, generous worktop areas, and high-quality integrated appliances. A large window offers views over the rear garden, while bi-folding doors open onto the outdoor space, seamlessly blending indoor and outdoor living. Adjoining the dining area is an additional, versatile reception room, currently used as a snug/music room. The original wooden flooring continues here, enhancing the sense of flow and cohesion. On the first floor, you will find a well-sized double bedroom overlooking the rear garden, along with a truly exceptional principal bedroom at the front of the property. This luxurious room boasts generous proportions, a bespoke walk-in dressing room, and a beautifully appointed en-suite bathroom. The second floor has been reconfigured to create two further spacious double bedrooms and a stylish family bathroom. Finally, the top floor offers a large double bedroom with its own en-suite bathroom.

## OUTSIDE

The rear garden is a good-sized, low-maintenance space, fully decked and featuring a sunken hot tub and outside tap. Planting beds run along the edges, adding greenery and definition. At the front, there is a small, attractive garden with a path leading directly to the front door.

## SERVICES

Current Council Tax: E

Utilities: Mains electric, water, telephone and broadband

Drainage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC: C(75)

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



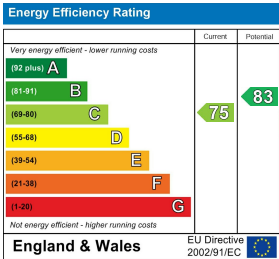


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Approximate Area = 2914 sq ft / 270.7 sq m  
Limited Use Area(s) = 56 sq ft / 5.2 sq m  
Total = 2970 sq ft / 275.9 sq m  
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1279473



21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



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