



Plot 93



# Plot 93

St Leonards Quarter, Exeter, EX2 4NF

Exeter city location

A brand new 4 bedroom mid terrace townhouse featuring a spacious contemporary design located in the heart of Exeter.

- £10,000 incentive available when you reserve today^
- Spacious open-plan kitchen, dining and living area
- Ensuite to bedroom 1
- Garage and 1 allocated parking space
- Predicted EPC rating A
- Stylish four-bedroom new build townhouse
- Contemporary kitchen with Caesarstone worktops
- Underfloor heating to ground floor
- Freehold
- Council tax band TBC

## Guide Price £695,000

### £10,000 incentive available when you reserve today

Reserve your new home today and receive £10,000 towards air conditioning, plus an additional £10,000 towards flooring and wardrobes.^

^Terms and Conditions: Offer valid on selected plots only. To qualify, the purchaser must legally reserve the property on or before 31st August 2026. Offer value may vary by plot, up to a maximum of £20,000. Value of £20,000 will be paid as cashback upon completion. Not to be used in conjunction with any other offer. Speak to a sales advisor for full terms.

### SITUATION

Developed by Acorn Property Group - Established in 1995, Acorn is an independent development and regeneration specialist that has, for 30 years, successfully created a range of residential-led refurbishment and new build schemes.

St. Leonards Quarter is located on Topsham Road, perfectly positioned to enjoy the best of Exeter and just a few minutes' walk from the River Exe/Quayside and less than a mile from the city centre. With excellent travel links to easily explore the South West and the rest of the country.

St. Leonards Quarter is an exclusive collection of 1 to 5 bedroom homes located in the heart of Exeter. Enjoy a suburban position, with access to landscaped green space and the city on your doorstep. These award-winning homes offer a high-quality specification, with a contemporary and sustainable design throughout.



Perfectly positioned just 500 metres from Exeter Quayside, approximately 1 kilometre from Exeter Cathedral and the city centre, and less than one mile from the Royal Devon & Exeter Hospital, St Leonards Quarter places the very best of Exeter within easy reach.

From riverside walks, independent cafés and award-winning restaurants to excellent transport links and vibrant city amenities, everything you need is close to home.

Beyond the city, Devon's most celebrated landscapes are also within easy reach, from Dartmoor National Park and the Jurassic Coast to the South Hams and the county's picturesque villages.

## DESCRIPTION

A stylish four-bedroom house in the sought-after St Leonards Quarter, offering contemporary city living, flexible space and outstanding energy efficiency in the heart of Exeter.

Beautifully arranged over three floors, this impressive home has been designed around modern lifestyles, with bright open-plan living, generous bedrooms and versatile spaces.

The centre of the home is the spacious open-plan kitchen, dining and living area. Oversized sliding doors fill the room with natural light and open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living, while the kitchen is finished to an excellent specification, with Bosch integrated appliances.

Across the upper floors are four well-proportioned bedrooms, including a principal bedroom with a stylish en-suite. The fourth bedroom offers excellent flexibility and could be used as an additional bedroom, study, nursery or guest room.

A separate utility room, ample storage and allocated parking spaces all add valuable everyday convenience.

Designed with the future in mind, this EPC A-rated home combines comfort, efficiency and lower running costs. Solar PV panels, ground-floor underfloor heating, high-performance glazing, energy-saving appliances, smart meters and low-energy lighting all work together to help make the home more efficient throughout the year.\*

## OTHER CONSIDERATIONS

PV panels

Underfloor heating to ground floor

Service Charge payable.

Please note the images have been digitally enhanced for marketing purposes. Some elements may have been modified or added digitally, and actual property appearance may vary from shown. We encourage you to visit the home in person for an accurate representation.

Marketing Suite & Show Homes open Tue to Sat, 10am-5pm

## VIEWINGS

Contact the Stags Exeter Office for more information on 01392 255202.

## DIRECTIONS

Located off Topsham Road, approximately 20 minutes walk to Exeter City Centre and just a couple of minutes walk to the River Exe.





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.



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

[exeter@stags.co.uk](mailto:exeter@stags.co.uk)

01392 255202



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