



## 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

St. Leonards, Exeter, EX2 4TE



- 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 (bottom of garden)

## 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



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