



RALEIGH ROAD

East of 
ESTATE AGENTS
East & West of 

Raleigh Road
Exeter £695,000

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Situated in the prestigious St Leonards area of Exeter, this elegant mid-terraced home offers five spacious bedrooms and two bathrooms with accommodation over three floors. Rich in original features and beautifully maintained, it blends period charm with modern comfort, all within easy reach of the city centre and local amenities.

Five Bedrooms | Mid Terrace House | Original Character Features | Three Reception Rooms | Modern Kitchen | Accommodation Over Three Floors | Two Family Bathrooms | Easy Maintenance Rear Garden | Sought After Location |

DESCRIPTION

Situated in the prestigious St Leonards area of Exeter, this elegant mid-terraced home offers five spacious bedrooms and two bathrooms. Rich in original features and beautifully maintained, it blends period charm with modern comfort, all within easy reach of the city centre and local amenities.

A substantial and beautifully presented period home offering spacious, well-balanced accommodation arranged over three floors, seamlessly blending original character with modern convenience.

The property is entered via an entrance vestibule featuring an original covered ceiling, dado rail leading into a welcoming entrance hall with stairs to the first floor, corniced arch, radiator and useful under stairs storage.

To the front, the impressive sitting room boasts a large bay window, period coved ceiling, picture rail, woodburning stove with an attractive limestone mantle and marble hearth creating an elegant yet comfortable living space. To the rear, a reception room enjoys similar character features including a fireplace, decorative ceiling rose and rear aspect.

An inner lobby provides practical utility space with plumbing for appliances and additional storage, alongside a convenient cloakroom/WC. The dining room offers a charming setting with feature fire surround and built-in storage, leading through to a well-equipped kitchen fitted with a range of units, dual ovens, gas hob, ample worktop space and access to the rear courtyard.



The split-level landing leads to three generous double bedrooms, including a particularly large principal room to the front with dual windows and period detailing. A modern family bathroom is fitted with a white three-piece suite and fully tiled walls. The second floor continues to impress with two further well-proportioned double bedrooms, both featuring character fireplaces and built-in storage. A separate shower room with modern suite completes this level.

To the front is a small walled garden, while the rear enjoys a low-maintenance walled courtyard garden, mainly paved with borders. A real benefit of the rear garden is the gated access leading directly onto a private service lane that leads around onto Raleigh Road, for the exclusive use of the property. A fine example of a spacious and characterful St Leonards home, perfectly suited for family life or flexible modern living.

LOCATION

Raleigh Road is situated in the highly sought-after St Leonards area of Exeter, known for its attractive period properties, tree-lined streets, and strong sense of community. This desirable neighbourhood is particularly popular with professionals and families due to its proximity to the city centre, excellent schools, and local amenities. A particular highlight of the area is nearby Magdalen Road, a vibrant and well-regarded shopping street offering an excellent selection of independent boutiques, cafés, delicatessens, and eateries. This charming parade provides a village-like atmosphere within the city and is perfect for everyday conveniences as well as leisure weekends.

Exeter city centre is within easy walking distance, offering a wider range of shopping, dining, and cultural facilities. The property is also conveniently located for the Royal Devon and Exeter Hospital, the University of Exeter, and excellent transport links, including Exeter Central and St Davids railway stations, along with easy access to the M5.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: E

Council: Exeter City Council

Parking: Permit Parking

Garden: Rear Garden

Electricity: Mains

Heating: Mains Gas Boiler

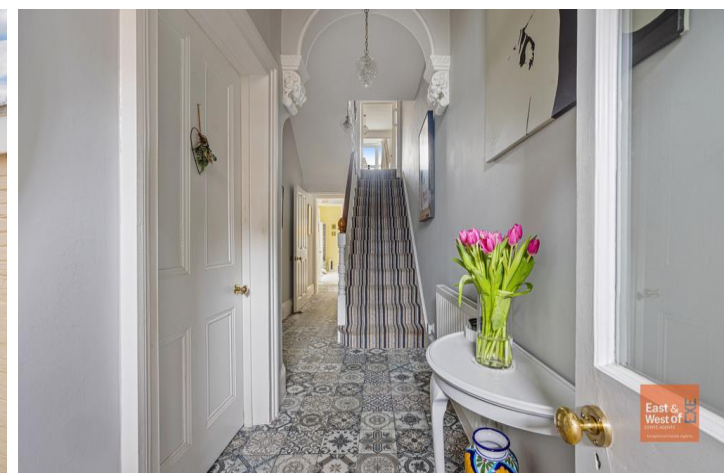
Water supply: Mains

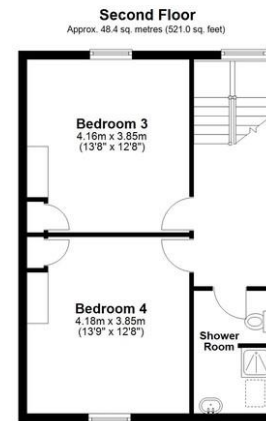
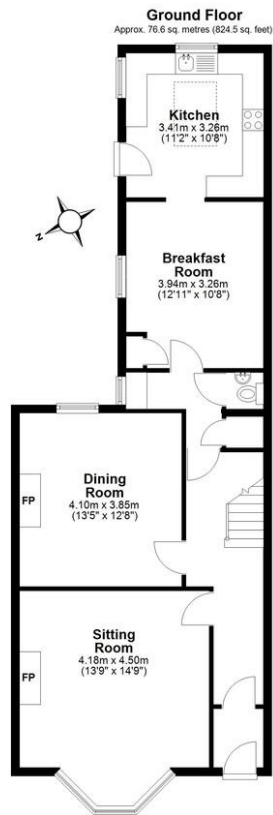
Sewerage: Mains

Broadband: Full Fibre Broadband available with upto

1600mbps download and 115mbps upload

Mobile Signal: Several networks currently showing as available at the property including O2 and Vodafone





Total area: approx. 191.2 sq. metres (2057.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk