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Masterson Street  
St Leonards, Exeter £795,000

# Masterson Street

St Leonards, Exeter £795,000

A substantial detached home arranged over three floors in one of Exeter's most sought-after locations. Offering versatile accommodation including a generous open-plan kitchen/dining room, study, elegant sitting room, four double bedrooms, double garage and gated parking, together with a private rear garden ideal for entertaining

Spacious Detached Home | Accommodation Over Three Floors | Open Plan Kitchen/Dining Room | Large Bright Sitting Room | Four Double Bedrooms | Ensuite and Family Bathroom | Study | Private Rear Garden with Patio | Gated Parking and Double Garage | Built by renowned C G Fry & Son

## DESCRIPTION

Nestled within one of Exeter's most sought after residential addresses an impressive and beautifully symmetrical red-brick façade gives this substantial detached residence an elegant and commanding street presence. Arranged over three floors beneath a slate tiled roof, the property features classic sash-style windows and a striking central entrance framed by stone columns and a vibrant blue front door. Set back from the road behind attractive wrought iron railings, the house is complemented by gated driveway parking, a detached double garage and mature planting, all combining to create a distinguished and highly attractive first impression. The property enjoys a highly convenient position within easy reach of the RD&E Hospital, city centre, excellent schools and nearby amenities.

The ground floor has been thoughtfully designed with family life and entertaining in mind, centred around a generous open-plan kitchen and dining room. The kitchen is comprehensively fitted with a range of integrated appliances including a double oven, gas hob, dishwasher and fridge/freezer, while a separate utility room provides



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additional practicality with direct access to the rear garden. A dual-aspect study offers an ideal work-from-home space, complemented by a further reception room with French doors opening onto the garden, creating a seamless connection between inside and out.

Occupying the first floor is an impressive triple-aspect sitting room, filled with natural light and enjoying an attractive open outlook, together with a feature fireplace that provides a welcoming focal point. The principal bedroom suite is also found on this level and benefits from built-in wardrobes and an en-suite shower room.

The second floor hosts three further generously proportioned double bedrooms, served by a well-appointed family bathroom.

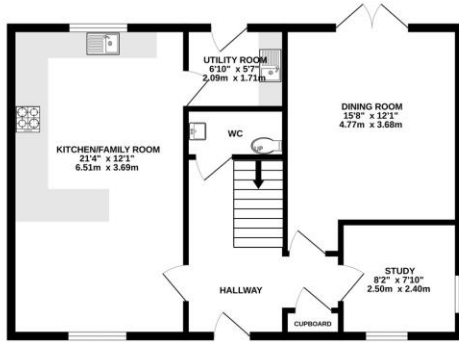
Outside, the rear garden has been designed for ease of maintenance whilst still offering an attractive and private setting, with a paved terrace ideal for outdoor dining and entertaining, alongside a mature tree providing both character and shade. To the rear, gated off-road parking leads to a double garage with electronically operated doors. Constructed by the highly regarded C G Fry & Son, this impressive home showcases quality craftsmanship and timeless architectural styling, resulting in a superb family residence in an enviable Exeter location.

## LOCATION

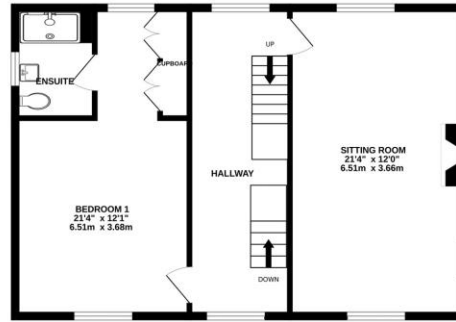
Located in a highly sought-after area of Exeter, this property enjoys an excellent position with superb access to local amenities and transport links. Both the RD&E Hospital and Nuffield Hospital are within easy walking distance, making it an ideal location for healthcare professionals and those seeking convenient access to medical facilities. The property is also within walking distance of the beautiful River Exe and Duckes Meadow, offering scenic riverside walks, open green spaces, and excellent opportunities for outdoor recreation. Families are well catered for with a range of reputable schools nearby, while Exeter city centre can be reached on foot, providing an extensive choice of shopping, dining, leisure, and cultural attractions.



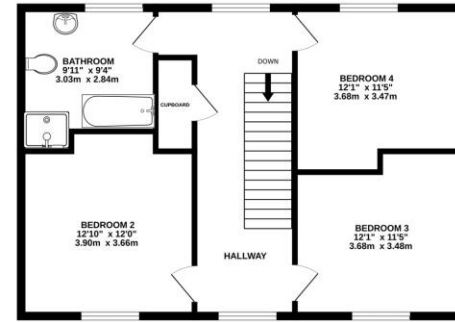
GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



2ND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1981 sq.ft. (184.1 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## AGENTS NOTES

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

Tenure: Freehold. Council Tax Band: F. Council: Exeter City Council. Green Fee: £110 Per Annum. Parking: Double Garage & Off-Road Parking. Garden: Rear Garden. Electricity: Mains. Heating: Mains Gas Combi Boiler. Water supply: Mains. Sewerage: Mains. Broadband: Fibre with upto 160gb. Mobile Signal: Several networks currently showing as available at the property including 3 and Vodafone.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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