



East of   
ESTATE AGENTS

Fairpark Road  
Exeter £350,000

# Fairpark Road

Exeter £350,000

This spacious three-bedroom maisonette is set over two floors in the sought-after St Leonards area. Offering bright, well-presented accommodation, it features a generous sitting/dining room, ensuite to the principal bedroom, and is ideally located close to local amenities, schools and the city centre.

Three bedrooms | Spacious sitting/dining room | Kitchen | Close to city centre | Ensuite to principal bedroom | Family Bathroom | Off road parking

## DESCRIPTION

Some of the images used in this marketing have been digitally enhanced and/or virtually staged using artificial intelligence to illustrate the potential of the property. These images are for illustrative purposes only and may not accurately reflect the current condition, layout, furnishings or finishes. Prospective purchasers should rely on physical viewings and their own enquiries when assessing the property.

A spacious three-bedroom maisonette on desirable Fairpark Road in the highly sought-after St Leonards area of Exeter. The property offers three double bedrooms, including a principal bedroom with ensuite, a large sitting/dining room and family bathroom. Ideally located close to excellent schools, the shops and restaurants of Magdalen Road, St Lukes campus, the RD&E Hospital and Exeter city centre.

Situated in the highly sought-after residential area of St Leonards, this spacious and well-presented three-bedroom maisonette offers generous accommodation in one of Exeter's most desirable locations. Arranged over two floors, the property features three well-proportioned double bedrooms, with the principal bedroom benefiting from a private ensuite shower room. The home also offers a large and light-filled sitting/dining room, ideal for both everyday living and entertaining, alongside a well-appointed family bathroom.



## LOCATION

Fairpark Road is a desirable road located in the heart of St Leonards, widely regarded as one of the most attractive and convenient areas of Exeter. The area is particularly popular with families and professionals thanks to its excellent selection of highly regarded schools, including St Leonard's Primary School, Exeter School, The Maynard School, Isca Academy and a very short walk to Bull Meadow Park.

The property is also conveniently positioned within a short walk of University of Exeter St Luke's Campus and the Royal Devon and Exeter Hospital, making it ideally located for healthcare professionals and university staff. St Leonards itself offers a vibrant community atmosphere with a range of excellent local amenities, independent shops, cafés and restaurants, while being within easy reach of Waitrose & Partners Exeter and the extensive shopping, dining and cultural facilities available in Exeter city centre as well as Exeter Quay.

## AGENTS NOTES

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

Tenure: This apartment is leasehold with a share of the freehold

Years Left Remaining: 160

Service charge: £0

Ground rent: £30

Freeholder:- The owners of each apartment have a third share

Electricity: Mains

Gas: Mains

Water: Mains

Sewerage: Mains

Council Tax Band: B

Council: Exeter City Council

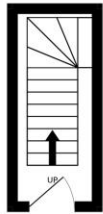
Parking: Off Road Parking Space To The Rear

Broadband speed: Full fibre broadband available with up to 1600mpbs download and up to 115mbps upload

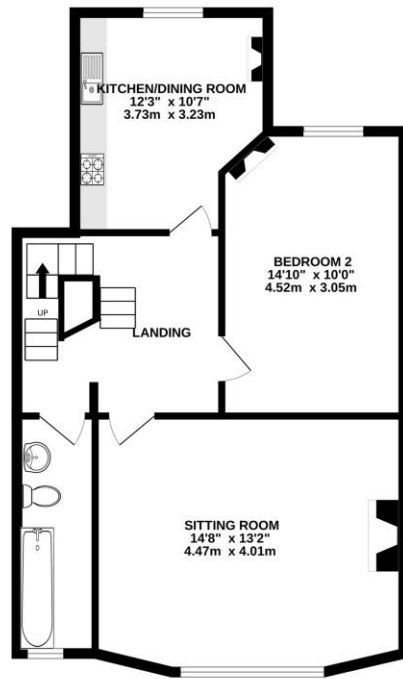
Mobile Signal: Several networks currently showing as available at the property including EE and 3



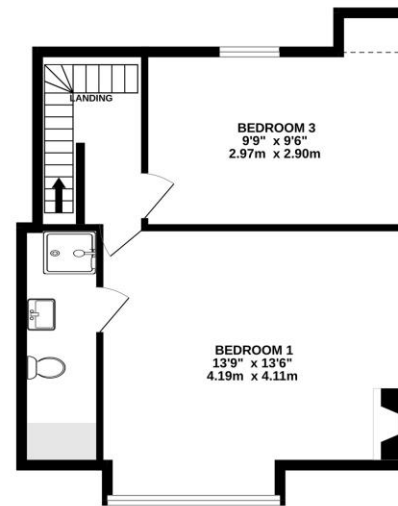
GROUND FLOOR  
56 sq.ft. (5.18 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.18 sq.m.) approx.



2ND FLOOR  
498 sq.ft. (46.18 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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.



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