



naomi j ryan
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Driveway



Front & Rear Gardens



Council Tax Band: D

Guide Price:
£575,000 - £600,000 Freehold

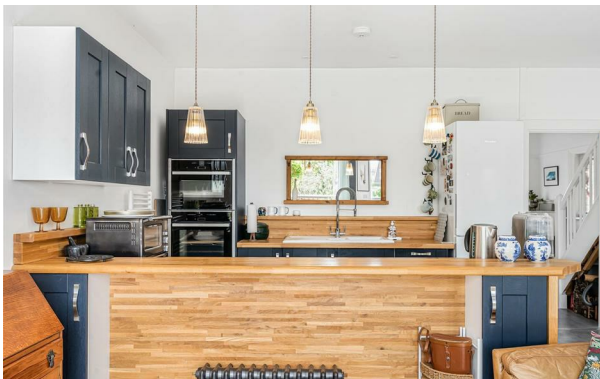
18 Egham Avenue,

St Leonards, Exeter, EX2 4RQ

www.naomijryan.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

Guide Price £575,000 - £600,000:

An exceptionally extended and beautifully modernised three-bedroom semi-detached home, situated in the highly sought-after cul-de-sac of Egham Avenue. Thoughtfully enhanced by the current owners, the property offers exceptional open-plan living accommodation to the rear, creating a versatile and contemporary family home.

Ideally positioned within the desirable central suburb of St Leonard's, the property is within easy walking distance of Exeter's vibrant city centre, the historic Quayside, Southernhay business district, and the popular independent shops, cafés, and amenities along Magdalen Road.

The well-presented accommodation begins with a welcoming and spacious entrance hall, featuring an attractive stained-glass window. To the front of the property is a comfortable living room with a bay window, providing a bright and relaxing reception space.

The real heart of the home is the outstanding open-plan kitchen, dining and family room to the rear. Cleverly designed to maximise both space and natural light, this impressive room benefits from dual-aspect glazing and offers a wonderful setting for modern family living and entertaining. The kitchen is fitted with a range of matching wall and base units, complemented by wooden work surfaces and a breakfast bar. Integrated appliances include a double oven, hob, and dishwasher. A separate utility cupboard provides plumbing for a washing machine and incorporates a convenient ground floor WC.

The dining and family area enjoys direct access to the rear terrace through both double doors and bi-folding doors, seamlessly connecting the indoor and outdoor spaces while overlooking the generous rear garden. Featuring vaulted ceilings and a characterful wood-burning stove, this unique room offers the perfect balance of contemporary living and cosy comfort.

FIRST FLOOR

On the first floor are three well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom enjoys direct access to the family bathroom. Double doors open onto a Juliet balcony from the second bedroom, taking full advantage of the far-reaching views across the surrounding area.

OUTSIDE

The rear garden provides a wonderful space, thoughtfully landscaped with a variety of seasonal flowers, mature shrubs, and trees that create year-round interest. Immediately adjoining the property is an attractive raised decking area, offering the perfect space for outdoor dining and relaxation while enjoying views across the beautiful garden.

The former garage has been adapted into two separate, versatile rooms, ideal for use as a home office, studio, gym, or hobby space. Complementing these rooms is a useful cloakroom, enhancing their practicality for modern-day living.

To the front of the property, a gravelled driveway provides valuable off-road parking. The attractive front garden is bordered by fragrant lavender, established rose bushes, and a selection of mature shrubs, creating an appealing first impression.

VIEWING ARRANGEMENTS

Early internal viewings are highly recommended and strictly by appointment with Naomi J Ryan Estate Agents.

MATERIAL INFORMATION

Construction notes: Brick.

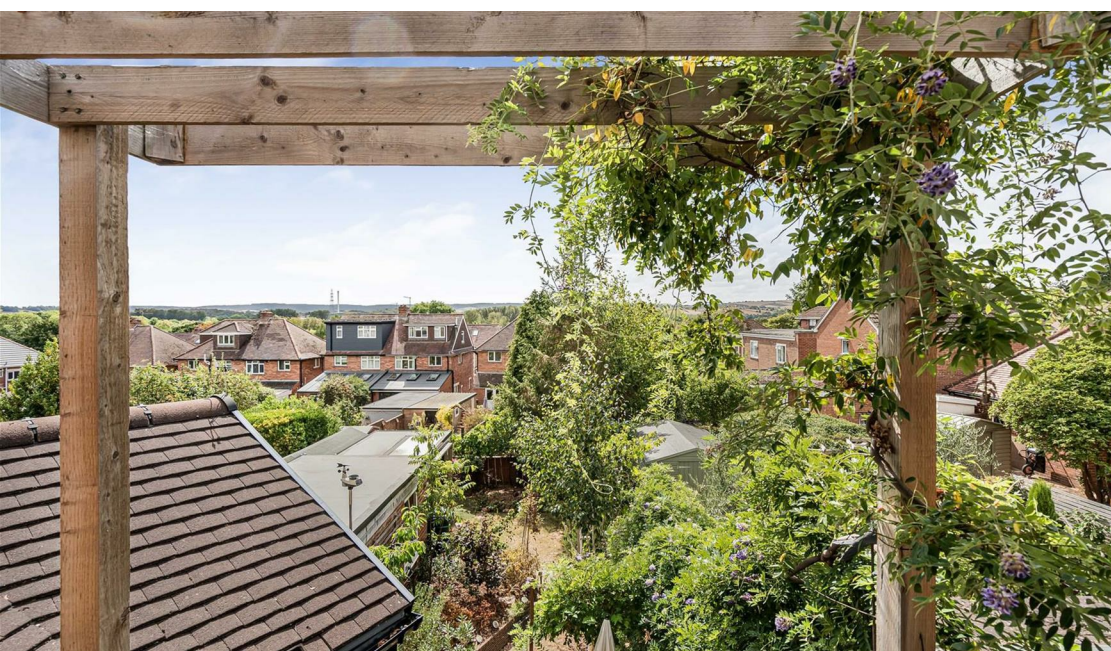
Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Virgin.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







**BRITISH
PROPERTY
AWARDS**

2021
★★★★★

GOLD WINNER

ESTATE AGENT
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**BRITISH
PROPERTY
AWARDS**

2022
★★★★★

GOLD WINNER

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2023
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**BRITISH
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2024
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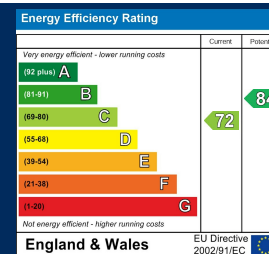
2025
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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