

Spicer Road, Exeter, EX1 1TB

A charming one-bedroom maisonette located in the highly sought-after area of Spicer Road, Exeter. Perfectly situated within easy reach of the city centre, this delightful property has been renovated to a high specification.

Winkworth

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Description:

This stylish two-story maisonette is situated in the heart of St Leonards, one of Exeter's most sought-after locations. It offers the perfect combination of convenience and charm, with excellent transport links, proximity to the RD&E Hospital, and just a short walk from the lively Magdalen Road high street. Renowned for its cafes, bars, and shops, this area provides the ideal setting for modern city-centre living.

The Property:

The property is accessed via its own private entrance, leading to a bright and spacious living and dining area. Two large double-glazed windows to the front aspect flood the space with natural light, while spotlights and a spiral staircase add to the contemporary feel. Part-glazed doors lead from the living space into the kitchen, creating a seamless flow between the rooms.

The kitchen is designed in a modern shaker style, with fitted wall and base units and wood-effect worktops. Integrated appliances include a gas hob with an extractor fan, and oven, room for a fridge freezer and washing machine. A stainless-steel sink with a mixer tap is positioned beneath a window overlooking the property's courtyard garden, offering a peaceful outlook while preparing meals.

The bathroom is also finished to a high standard, featuring a sleek white suite comprising a low-level WC, a washbasin set within a high-gloss vanity unit, and a panelled bath with a glass shower screen and mains shower. The bathroom also benefits from a heated towel rail, a window for natural light, and a built-in shaving port for added convenience.

Upstairs, the spiral staircase leads to the master bedroom, which is both unique and inviting. Exposed beams and spotlights add character, while Velux windows provide fantastic views over the city and ensure the room is bathed in natural light. The master bedroom also includes eaves storage, providing a practical solution for keeping belongings neatly tucked away.

Outside, the property features a low-maintenance, south-facing courtyard garden that is private and perfect for outdoor relaxation or entertaining.

This property combines charm, practicality, and a prime location, making it an ideal home for professionals, couples, or anyone looking for stylish living in Exeter. Contact us today to arrange a viewing.

Residents' parking is available to purchase through Exeter City Council.



At a glance....

Attractive One Bedroom Contemporary Maisonette

Located in the Heart of St Leonards

One Double Bedroom

Sitting/Dining Room

Open Plan Kitchen

Modern Bathroom

Own Private Entrance

Courtyard Garden

Share of Freehold

Short Distance to Magdalen Road

PROPERTY INFORMATION:

Share of Freehold

Council Tax Band: A

Mains Electric, Gas, Water and Drainage

Lease 999 from 30 June 2014

Service Charge £590 Every 6 Months

Ground Rent – Peppercorn

Broadband: Ultrafast 1800 Mbps 220 Mbps is available.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)



Denotes restricted head height

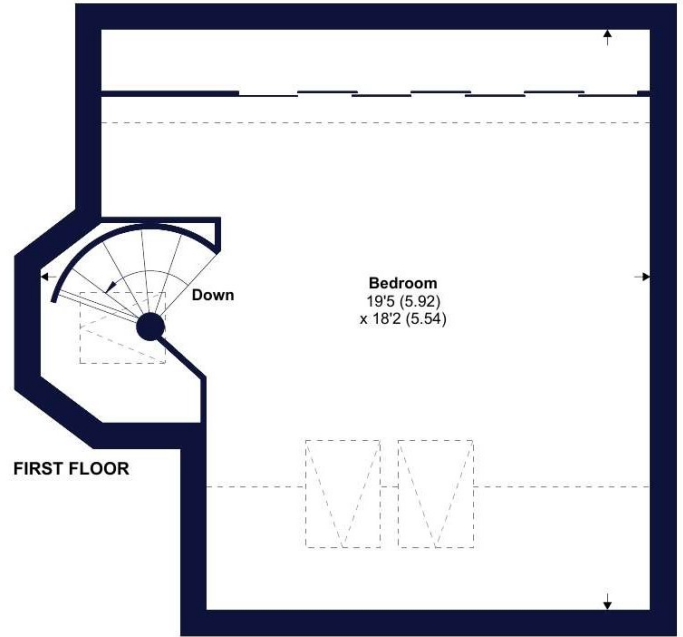
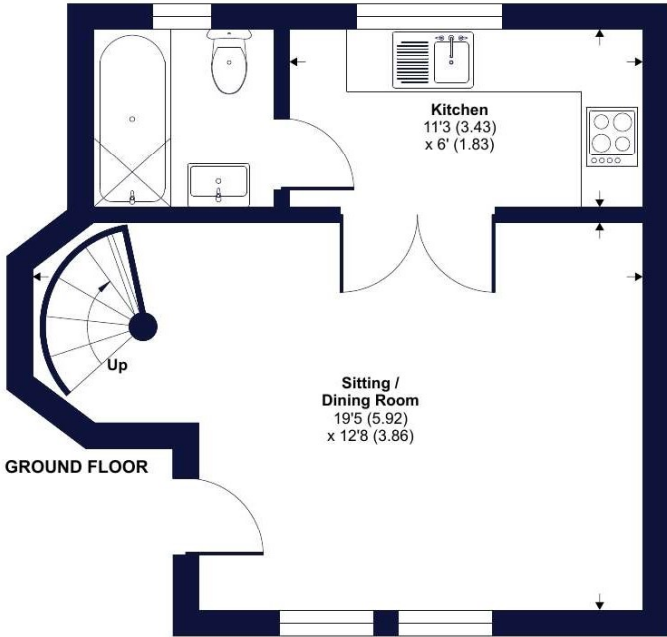
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Approximate Area = 519 sq ft / 48.2 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Total = 626 sq ft / 58.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Winkworth. REF: 1225873

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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