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## St. Leonards Road, Exeter, EX2 4LS

### £535,000

A beautiful three bedroom terraced house in the heart of St Leonards. This delightful property offers a spacious living area, modern kitchen, and only a short walk to Magdalen Road. Easy access to local amenities. Ideal for families or professionals seeking a cosy home in a convenient location.

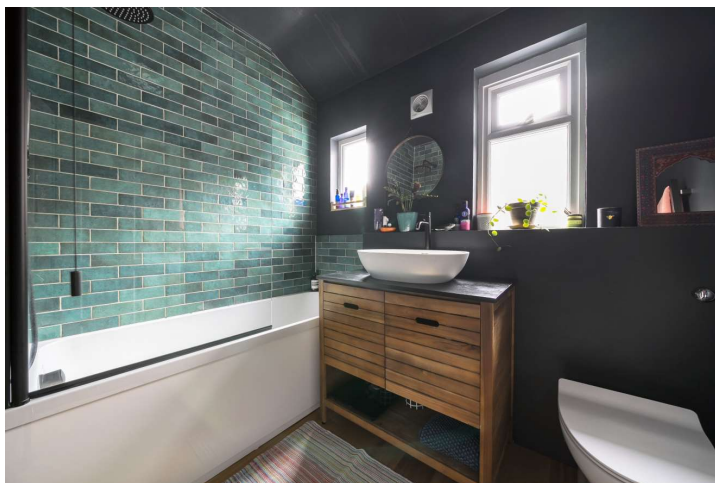
**Winkworth**

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## THE PROPERTY:

**Living Room:** A spacious, well presented living area, featuring a bay window drawing in plenty of natural light. With its open plan design to the dining area, this space provides a nice transition of entertainment spaces.

**Dining Room:** A spacious, functional area for both dining and entertaining guests, room for a dining table, chairs, original built in dresser, picture rail and coving. This room offers a seamless flow between the living room and kitchen area.

**Kitchen:** A bespoke fitted modern kitchen with functionality in mind. The kitchen features integrated appliances including a range cooker and dishwasher, breakfast bar and ample storage space. Also featured is French doors leading to the patio situated at the rear of the property.

**Cloakroom:** Low level WC and basin.

**Bedroom One:** A large bright bedroom that has space for a king-sized bed and additional storage. Featured with a bay window to provide natural light and built in wardrobes either side of the feature fireplace, original wooden floors.

**Bedroom Two:** Another large bedroom with space for a double bed and additional furniture. This room features a window with views over the rear of the garden as well as a built-in wardrobe, original wooden floors.

**Bedroom Three:** Perfect for a single bed or to be used as an office/study space. This room also has views of the rear of the property as well as built in wardrobe and storage space, original wooden flooring.

**Bathroom:** Beautifully decorated, this modern bathroom features a family sized bath with overhead shower, basin with storage space beneath, low level WC.

**Outside:** At the front of the property there is a small, low maintenance garden bordered by a low brick wall with pathway leading to the front entrance. Permit parking is available along St. Leonards Road for resident permit holders. The rear garden has an area of patio for pot plants and al fresco dining, with a shed for garden storage. Rear gate giving access to the service lane.

St Leonards Road is in the heart of the highly sought after residential area of St Leonards, widely considered as the most attractive and convenient area of the city, due to its fantastic state and public schools including St Leonards primary, Exeter school, Maynards and Isca academy. Only a short walk to both St Lukes campus, the Royal and Devon Hospital and the fantastic shops and restaurants and cafes in Magdalen Road.



## At a glance....

Mid Terraced House  
Three Bedrooms  
Open Plan Living/Dining Area  
Kitchen/Breakfast Room  
Bathroom  
Cloakroom  
Fully Enclosed Patio Garden  
Residents Parking  
Fantastic St Leonards Location

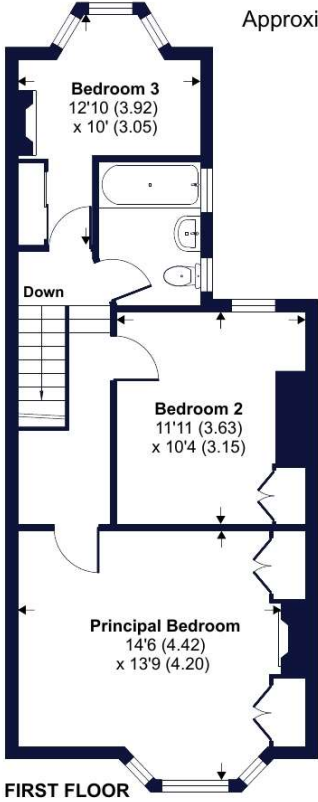
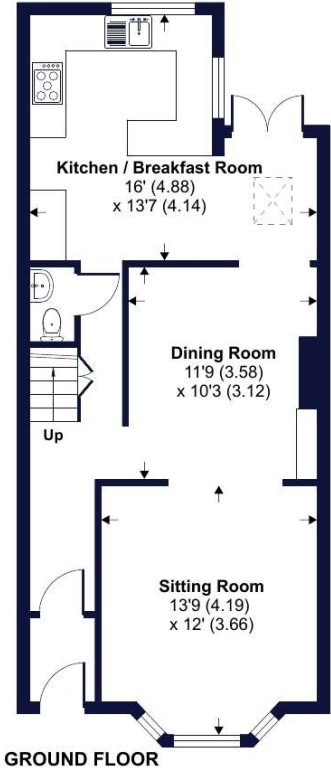
## PROPERTY INFORMATION:

Freehold  
Council Tax Band: D  
Mains Electric, Gas, Water and Drainage  
  
Broadband: Ultrafast 1800 Mbps 220 Mbps  
  
Mobile: We understand that full mobile coverage is available (checked on Ofcom)



# St. Leonards Road, Exeter, EX2

Approximate Area = 1134 sq ft / 105.3 sq m  
For identification only - Not to scale



This floor plan was constructed using measurements provided to © nrichcom 2024 by a third party. Produced for Winkworth. REF: 1228471



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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