

42 St Leonards Road
Exeter **EX2**







A stylish 4 bedroom townhouse situated in a prestigious location within easy reach of the town centre.



Exeter St Thomas Station 1.1 miles • Exeter Central Station 1.6 miles
 Exeter St David's Stations 1.9 miles • Exeter International Airport 5.0 miles
 Exmouth Town 11.3 miles • Sidmouth Beach 15.4 miles
 Teignmouth Beach 16.2 miles. (All distances approximate)

Situation

The residence is situated within the heart of St Leonards, a popular residential area in the vibrant city of Exeter. Known as the cathedral city, Exeter has no shortage of local amenities and leisure facilities on offer. The well known Historic Quayside and Princesshay offers a wide variety of cafes, independent shops and restaurants with the award winning museum nearby.

Leisure activities available include cycling, surfing, adventure parks, sailing, horse riding and hiking the Jurassic Coast for outdoor enthusiasts. The sports facilities include St James' Park for football, rugby at Sandy Park and the Exeter Racecourse. The home is within easy reach of three sandy beaches for the warmer months. The Exeter Golf and Country Club has an 18 golf course with more golf courses within easy reach of the city including Dawlish Warren and Teign Valley Golf Club. The surrounding region has breathtaking views and is designated as an Area of Outstanding National Beauty. There are regular transport links to the rest of the Devon coast, the Midlands and London.

Exeter is served by four train stations connecting to Bristol, Plymouth and London Paddington with Exeter International Airport offering UK and international flights. The M5 and A30 offer convenient road links to the wider motorway network with regular buses to major regional cities and towns. The education in the area is world renowned including the prestigious University of Exeter and St Leonard's (CofE) Primary School rated 'Outstanding' by Ofsted. There is also a selection of independent private schools within walking distance such as Exeter School and The Maynard

The property

This exceptional residence juxtaposes the modern and the past with original feature fireplaces, large windows and stripped flooring, all refurbished to an impeccable standard. The property is arranged over four floors with the slightly elevated position offering picturesque views over the surrounding area.

The solid wooden door opens into the inner porch and bright entrance hall with striking wood flooring and stairs to the lower ground and first floors. The open plan sitting and dining rooms feature a high ceiling, full length sash bay windows with a granite fireplace and stripped wood flooring. There are steps to the expansive and elegant kitchen with its vaulted ceiling and part glass roof flooding the living space with light.

The kitchen has a central island unit and storage underneath with a built-in hob and wine chiller. The sky-blue units and integrated oven, microwave and dishwasher all add character and convenience. There is space for additional appliances including a fridge and freezer and washing machine. The dining area benefits from access to the beautiful gardens and patio via bi-folding doors. The cloakroom, with a low-level WC and wash hand basin, with a door to the side entrance which has





a secure shed with excellent storage. This leads to the front entrance. There are stairs leading to the basement level utility room with stone flooring and space for a washing machine and tumble dryer.

On the first floor, there are two double bedrooms with the master bedroom containing a dressing room with in-built wardrobes, a large bay window and granite fireplace. The en suite bathroom consists of a walk-in shower cubicle, hand wash basin with storage underneath and a separate bath. The dual aspect second bedroom has in-built storage, and sash windows and velux skylight letting in plenty of light and far-reaching views. The family bathroom has a bath with shower over, low level WC and wash hand basin.

On the second floor, there are an additional two bedrooms with both containing notable fireplaces and one offering an en suite shower room. The home carries a theme of space and light throughout with views over the city, Cathedral and rolling hills beyond.

Gardens and Grounds

The front of the property provides off-road parking for several cars on the granite paved driveway with a gravel area to the side. The immaculately lawned area has a raised granite paved seating area perfect for al fresco dining. The gardens are bordered by brick walls and mature shrubs and trees offering a degree of privacy and adding to the beauty.

Directions (EX2 4LS)

Head south on Southernhay East towards Chichester Mews. Turn left on to Barnfield Road. Turn right on to Western Way/B3212 and continue to follow B3212. Turn left on to Magdalen Road. Take a right on to St Leonards Road. 42 St Leonards Road will be on the right.

Services

Mains gas and electric and water. Programmable underfloor heating.

Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.

Tel: 01392 277 888. www.exeter.gov.uk

Tenure

Freehold

Tax Band

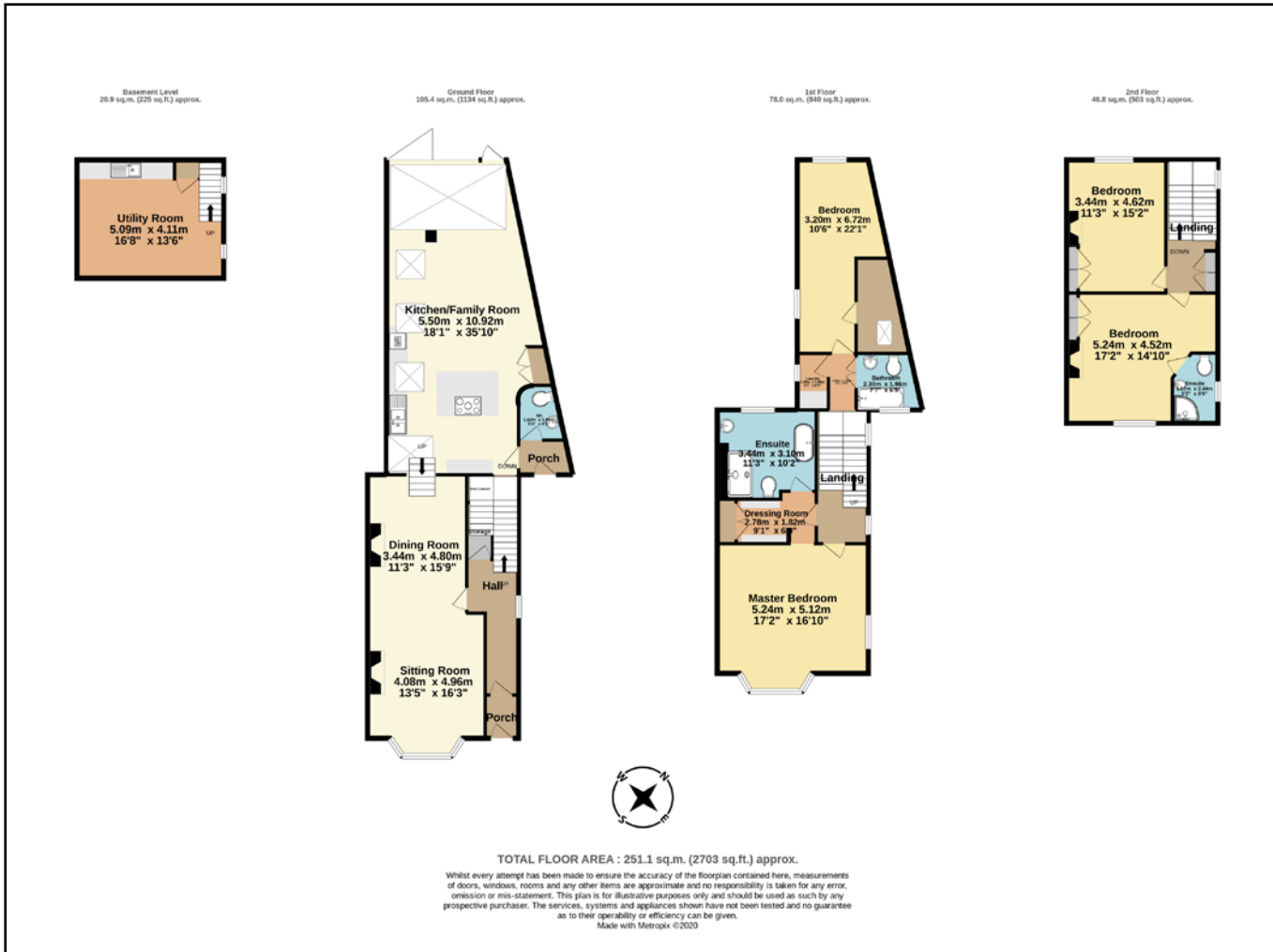
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EPC Rating

D







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We would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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