

8 Wonford Road, St Leonards, Exeter EX2







A superb five-bedroomed Victorian home with excellent transport links.



Exeter St Thomas Station 1.2 miles • St James Park Station 1.3 miles
 Exeter Central Station 1.6 miles • Exeter St Davids Station 1.9 miles
 Exeter International Airport 5.1 miles • Exmouth Town 10.4 miles
 Sidmouth Beach 15.4 miles • Teignmouth Beach 16.2 miles
 (All distances quoted are 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 striking home is in the highly desirable St Leonard's area of Exeter and has been refurbished to a high standard with character features. The property is arranged over four floors with direct access to the basement level via the garden patio doors and stairs from the ground floor. The basement also has its separate entrance and access

The four-storey town house offers double bedrooms, sizeable living spaces and feature fireplaces. The entrance porch opens into the bright entrance hall interconnected with the stylish sitting room, kitchen/breakfast room and dining room all completed by the cloakroom. The sitting room benefits from plenty of natural light, a fireplace set in a marble hearth and large sash windows. The L-shaped kitchen leads into a seating area and the dining room with its distinct fireplace providing the ideal location for relaxing





with friends and family alike. This living space contains matching wall and base units, dishwasher and fashionable island.

The lower ground floor consists of 2 store rooms, a cosy study, cloakroom, workshop and the expansive play room. This room enjoys a pleasant view and access to the rear gardens via double French patio doors.

The first and second floors are comprised of a study and five double bedrooms with the master bedroom containing a feature fireplace and en suite shower room. The second bedroom has an outlook over the rear garden and eye-catching fireplace. These two floors are serviced by two family bathrooms with baths, wash hand basin with storage underneath and low-level WC. The bathroom on the first floor also offers a walk-in shower.

Garden and Grounds

From the main road, the large driveway provides off-road parking. The beautiful back garden is enclosed by brick walls and predominantly laid to lawn with flowering shrubs, mature trees and the covered stone patio area provides the perfect location for al fresco dining and entertaining with a degree of privacy.

Directions (EX2 4EQ)

Head south on Southernhay East towards Chichester Mews. Turn left on to Barnfield Road and take a right on to Western Way/B3212. Take a left on to Magdalen Road and after 0.1 miles turn right on to Wonford Road. 8 Wonford Road will be on the left hand side.

Services

Mains gas and electric and water.

Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.
Tel: 01392 277 888. www.exeter.gov.uk

Tenure

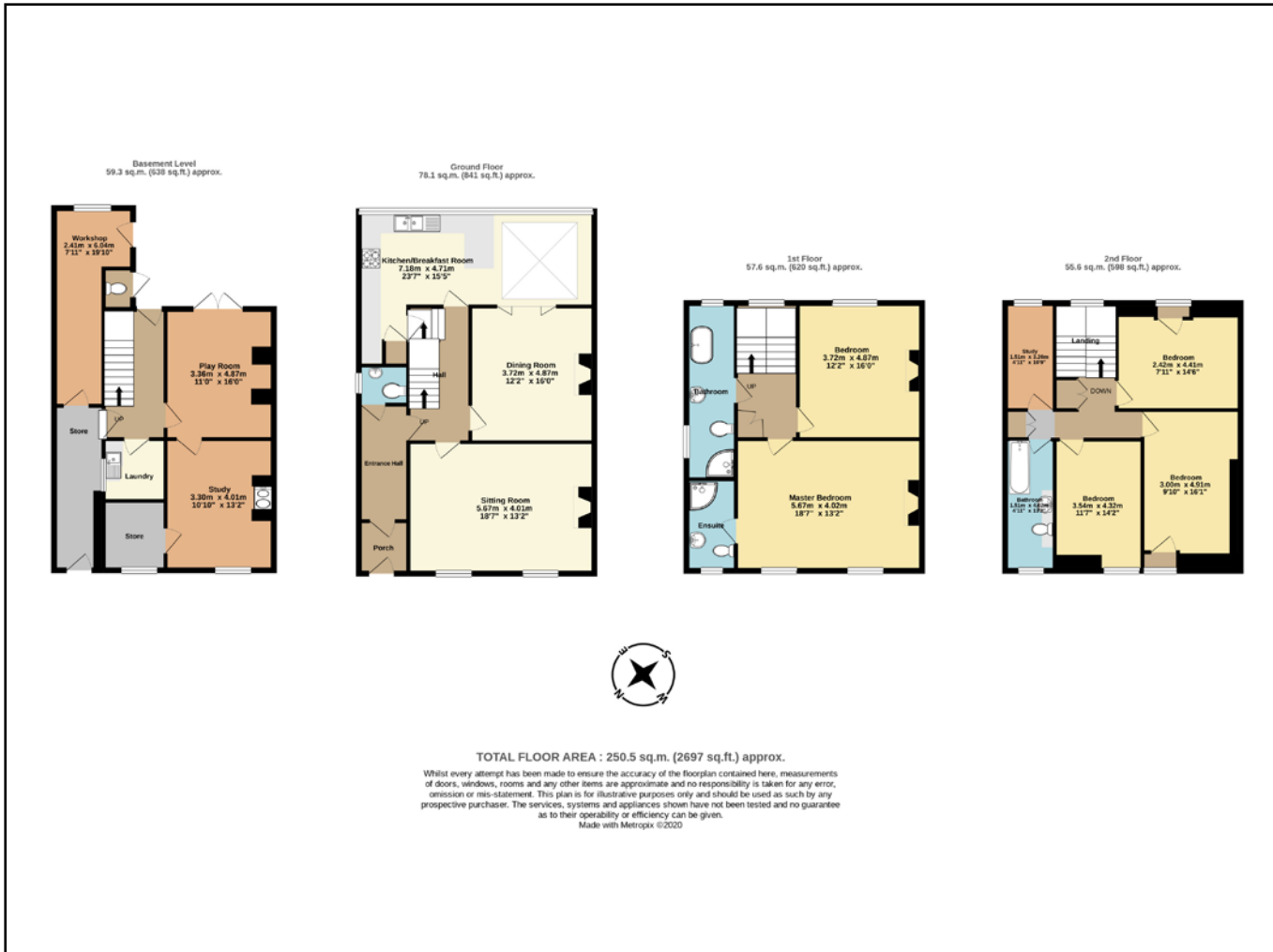
Freehold

Tax Band

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We would be delighted to tell you more.

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