

# The Quadrant, Exeter

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An **impressive townhouse** with an annexe, in one of Exeter's most sought-after residential settings.



5



4



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EPC

E

**Guide Price**

Freehold

**Tenure**

Freehold

**Local Authority**

Exeter City Council

**Council Tax**

Band G



Please note, the furniture in this image has been virtually staged.



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This handsome townhouse, with five levels of spacious, stylish accommodation, lies in a highly desirable position in the St. Leonards area of Exeter. Featuring five bedrooms and a self-contained one bedroom annexe, the property provides comfortable, flexible living in one of the city's most sought-after residential locations.

On the ground floor, the welcoming reception hall leads to a cloakroom and WC, and to the large kitchen and formal dining room. The kitchen is fitted with contemporary units, black granite worktops, a central island with a breakfast bar and a stainless steel range cooker. Both the kitchen and the well-proportioned formal dining room have large windows, welcoming plenty of natural light.

The first floor has the spacious sitting room, with its open fireplace, built-in shelving and cupboards, and another large window, helping to create a light and pleasant atmosphere in which to relax. Also on the first floor is a double bedroom, with its own dressing area with fitted storage, and a bathroom.

The principal bedroom and the large second bedroom are found on the second floor. Both of which have en suite shower rooms with corner shower units. Meanwhile, the third floor has a further two double bedrooms and a family bathroom.





The property also benefits from a self-contained annexe, which could be used for guests or family members, or incorporated into the main house. The annexe includes a sitting room, a study, one double bedroom, a small kitchen and a shower room.

At the front of the property there's a parking area, which is shared by the other properties of The Quadrant, while to the rear there's an area of south-facing paved timber decking, which is ideal for al fresco dining.

## Location

St Leonard's is one of the most prestigious addresses in Exeter and offers a unique city lifestyle living, being on the doorstep of the city centre and Magdalen Road and its parade of shops. The cathedral city of Exeter is less than a mile from the property and provides further shopping on the historic quayside with the nearby cities of Plymouth and Bristol offering more extensive choices.

The area has plenty of leisure activities to choose from such as tennis clubs, a walking group, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of the property.

The area offers excellent transport links and Exeter's four mainline train stations are all within two miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over five miles away, offering both local and international flights.

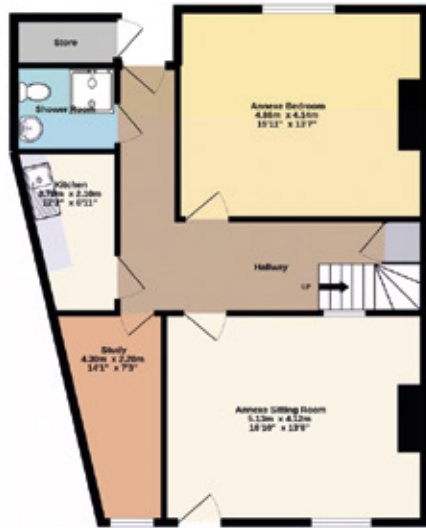
The region is well served by good private and state schools such as St Leonard's CofE Primary School, Wynstream School and St Michael's CofE Primary Academy, all rated 'Outstanding' by Ofsted. The highly esteemed University of Exeter is also less than two miles away from the property.



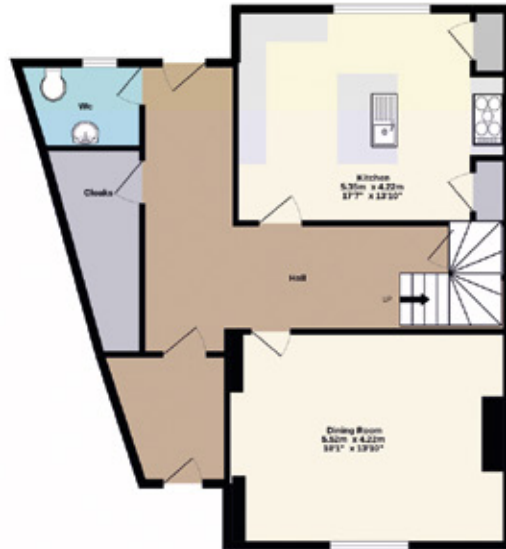
## Approximate Gross Internal Floor Area

3327 sq ft / 309.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



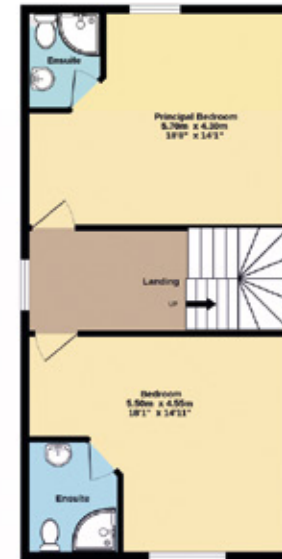
Lower Ground Floor



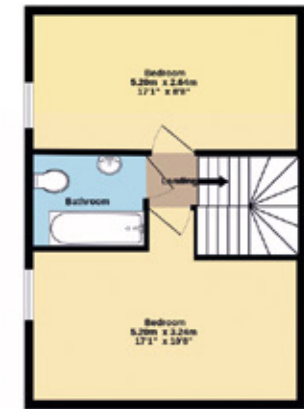
Ground Floor



First Floor



Second Floor



Third Floor

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I 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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Particulars dated August 2022. Photographs dated August 2022.

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