



Wynlaton House, Magdalen Road, Exeter



A stylishly appointed two bedroom apartment in a luxury renovation of a handsome Georgian house.

Distances

Exeter city centre 0.7 miles, Exeter St. David's station 1.9 miles (2 hours to London Paddington), M5 (Jct 29) 2.2 miles, Exeter Airport 3.8 miles (1 hour to London City Airport) (All distances and times are approximate)

Summary of accommodation

First Floor: Sitting room | Dining room | Kitchen | Cloakroom
Two en suite bedrooms

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 centre of 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 and Exeter Mathematics School, both rated 'Outstanding' by Ofsted. The world-renowned University of Exeter is also less than two miles away from the property.

The property

This stylishly appointed two-bedroom apartment is set on the first floor of a handsome building on sought-after Magdalen Road, within easy reach of the local St. Leonards amenities and within easy reach of Exeter city centre. Part of the prestigious St. Margaret's development, the handsome Georgian house has rendered elevations and beautifully presented gardens, while inside the apartment features light, airy accommodation with high ceilings and large sash windows. The décor is clean, neutral and understated throughout, while the fittings are of the highest modern quality.



The main living and entertaining space is presented in a semi open-plan layout, with wide openings connecting the sitting room, dining room and kitchen. The 32ft space has wooden flooring while each room benefits from a tall south-facing sash window, which welcomes plenty of natural light throughout the day. There is plenty of space for a relaxing seating area and a large dining table for family meals or entertaining guests. The kitchen itself has elegant shaker-style units and integrated appliances by Siemens, as well as space for a breakfast table or a butcher's block island if required.

The apartment also offers two well-presented, comfortable double bedrooms. These include a generous principal bedroom with a luxury en suite bathroom, which features a freestanding bathtub and a large walk-in shower. The second bedroom features an immaculate en suite shower room with elegant modern fittings.

Garden and grounds

The apartment building is located in beautifully landscaped gardens, which are south-facing and walled to the front and include paved terracing, raised beds with various colourful plants and shrubs. The shared area of lawn is to be found to the rear of the property, as is the dedicated parking space which has a water tap and charging point nearby. As well as the dedicated parking space, visitor parking is also available to the rear of the property.



Services

Mains water, electricity and drainage. Heat pumps provide heating.

Directions (Postcode EX2 4BJ)

what3words///economies.noble.locked

Property information

Tenure: Leasehold

Local Authority: Exeter City Council

Council Tax: Band D

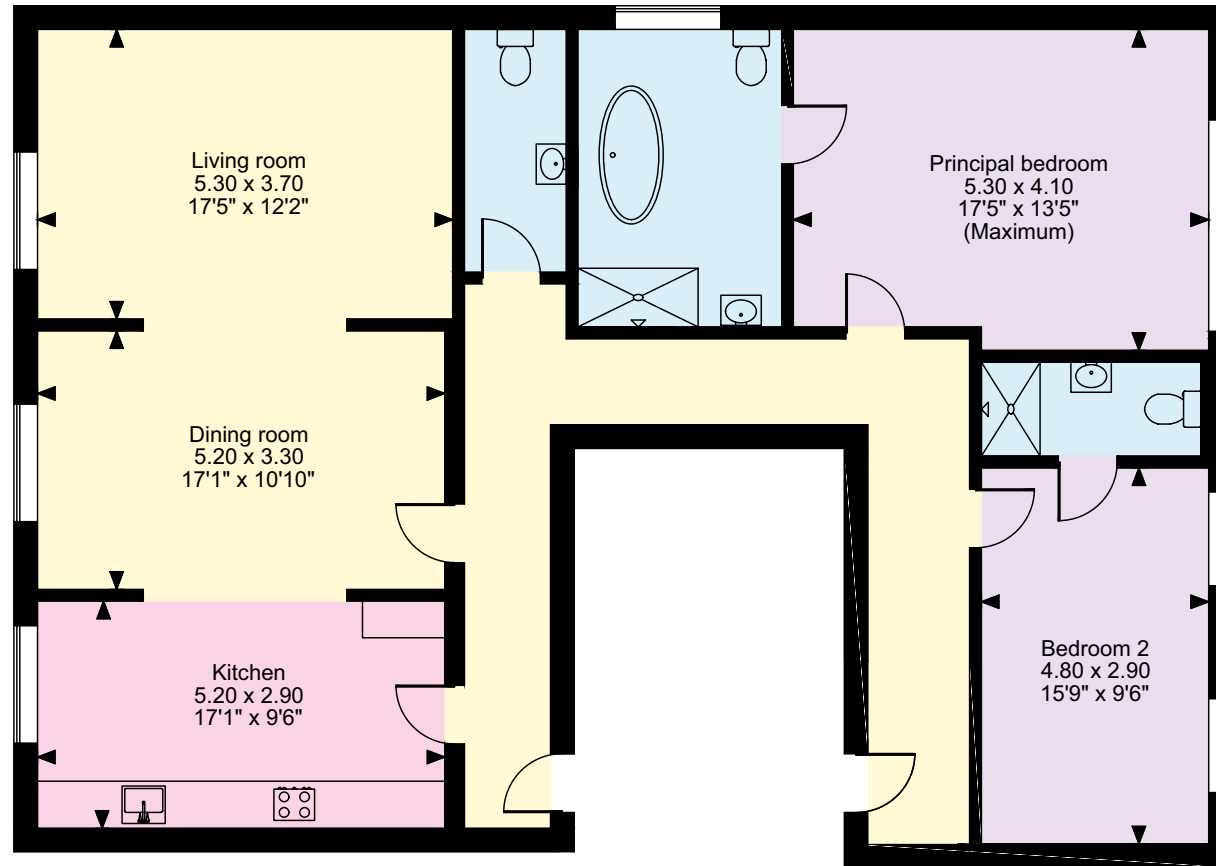
EPC Rating: B

Guide Price: £750,000



Approximate Gross Internal Floor Area
122 sq m (1,308 sq ft)

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.



First Floor

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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 2023. Photographs and videos dated July 2023.

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