



3 Premier Place
off St. Leonards Road, Exeter, Devon, EX2 4LB





A rare three bedroom property tucked away in the heart of St. Leonards.

Summary of accommodation

Ground Floor: Sitting room | Kitchen/dining room | Cloakroom

First Floor: Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

Outside: Garage | Walled garden | Parking for three cars | Cedar greenhouse

Distances

Exeter city centre 0.5 miles, Exeter St. David's station 1.8 miles (2 hours to London Paddington)

M5 (Jct 29) 2.7 miles, Exeter Airport 4.2 miles (1 hour to London City Airport)

(All distances and times are approximate)



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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 schools such as Exeter College and St Leonards C of E Primary School, both rated 'Outstanding' by Ofsted. The independent Exeter School and The Maynard School are within walking distance. The world-renowned University of Exeter is also just a mile from the property.

The property

This stylishly appointed semi-detached home is set on a quiet cul-de-sac in the heart of sought-after St. Leonard's. The property features three bedrooms and light spacious reception rooms with clean, neutral décor throughout. The property has just had a new slate roof.

The ground floor has a 22ft sitting room offering plenty of space in which to relax, with a woodburning stove and bi-fold doors opening onto the rear garden. There is also a generously proportioned, open-plan kitchen and dining room, which is an ideal space for entertaining.





The south-facing bay window to the front welcomes natural light to the space, while bi-folds at the rear open onto the terrace. The kitchen features sleek fitted units in white, quartz stone worktops, a breakfast bar and integrated appliances, while there is also a fireplace with a logburner and space for a family dining table.

Upstairs there are three double bedrooms of similar proportions, including the principal bedroom at the front with its en suite shower room. The other two bedrooms benefit from built-in storage, while the first floor also has a family bathroom with a freestanding stone bathtub with waterfall bath tap and a separate shower unit.



Garden and grounds

At the front of the house, a gated pedestrian entrance open onto a pathway leading to the entrance. The driveway at the side provides parking space for three cars and access to the detached garage at the rear for further parking or storage space. The rear garden offers a patio space for al fresco dining, as well as an area of lawn with border beds and hedgerows. Towards the end of the garden there is a Cedar greenhouse, which is ideal for cultivating plants and storage, or for use as a summer house.

There is an opportunity to create an annexe/office in the garden subject to planning permission.

Services

Mains water, gas and electricity.

Directions

Postcode: EX2 4LB

what3words: ///falls.magma.areas

Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band E

EPC Rating: D

Guide Price: £925,000



Approximate Gross Internal Floor Area

162.3 sq m (1747 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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



PRODUCED FROM SUSTAINABLE SOURCES

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 January 2025. Photographs and videos dated December 2024.

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