



6 St Leonards Road St Leonards, Exeter, Devon

STRUTT & PARKER

6 St Leonards Road

St Leonards, Exeter,
Devon EX2 4LA

An elegant Grade II Listed Regency townhouse on prime St Leonard's road

City centre 0.25 miles,
Exeter St David's Station 1.5 miles,
Exeter International Airport 4 miles

Reception hall | Kitchen | Amdega conservatory
Drawing room | Dining room | Office
Master bedroom with en suite bathroom
3 further double bedrooms | Family bathroom
Separate WC | Lower floor with office | Pantry
Utility room | Cellar and storage room
Level south west facing walled garden
Garage and off road parking

Situation

6 St Leonards Road is situated in an enviable position in leafy St Leonards on the doorstep of all the fantastic amenities the city has to offer. Magdalen Road shops known as "The Village" are 100 metres away and include an award winning fishmonger and butcher, a greengrocers, wine shop and bakery as well as a café, a pub and a delicatessen. Both primary and secondary schools can also be found in St Leonards including St Leonards Primary, Exeter School and The Maynard whilst Exeter University and the Peninsula Medical School are recognised as some of the best in the country.

Exeter is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis. There is also a Waitrose supermarket in the city.

The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London

Paddington from Exeter in just over 2 hours. Exeter International Airport provides an ever increasing number of domestic and international flights including flights to London City.

The property

6 St Leonards Road is an attractive Grade II Listed detached Regency townhouse built in the early 1800's with accommodation extending to approximately 3000 square feet. Character Regency style fittings are prevalent throughout the house including period doors, fireplaces and original ceiling cornicing.

The south west facing walled rear garden is easy to maintain being level and lawned whilst a paved area across the lawn provides a wonderful seating area. To the front of the house there is ample parking space for two or three cars. There is also a large garage to the side of the property.

General

Tenure: The property is offered for sale freehold, by private treaty

Services: Mains gas central heating, electricity and water. Broadband is connected

Local Authority: Exeter City Council
www.exeter.gov.uk
Council tax – band G

Directions

From Western Way drive up Magdalen Road and pass the parade of shops. At the traffic lights turn right and number 6 is located a few houses along on the right.





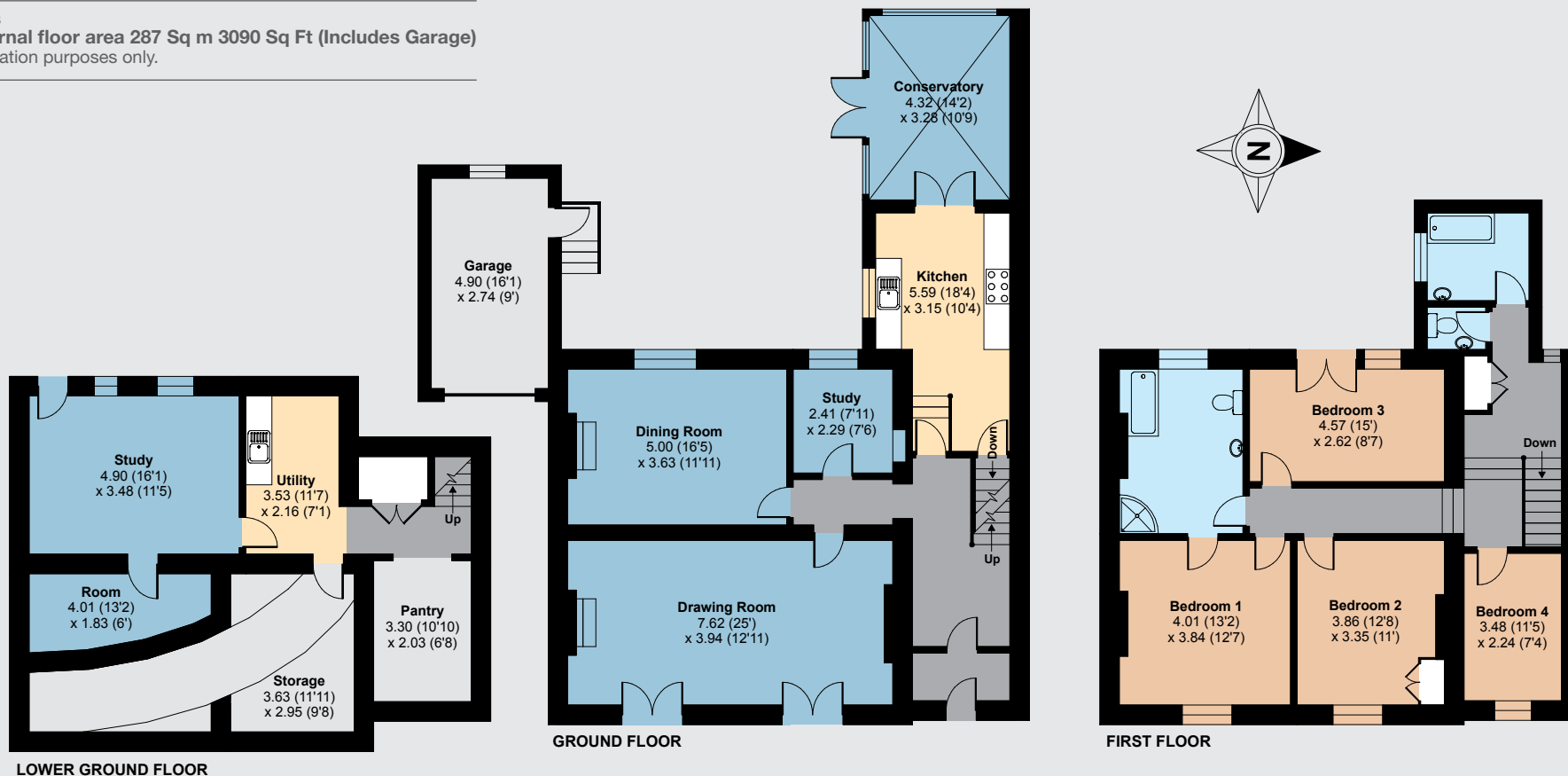








Floorplans
Gross internal floor area 287 Sq m 3090 Sq Ft (Includes Garage)
 For identification purposes only.



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