



29 Marlborough Road

Exeter

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An elegant four-bedroom period home in the highly sought-after residential area of St. Leonard's, within central Exeter

A beautifully presented terraced house offering over 1,800 sq ft of light-filled accommodation, combining a wealth of attractive original details with sleek modern fittings and décor. The property sits in the heart of St. Leonard's on one of the most desirable roads in Exeter, just a few yards from local amenities on Magdalen Road and with Exeter's city centre less than a mile away.



**DOUBLE
RECEPTION
ROOM**



4 BEDROOMS



2 BATHROOMS



**ON-STREET
PARKING**



**PRIVATE
WALLED
GARDEN**



FREEHOLD



**RESIDENTIAL
AREA**



1,843 SQ FT



**OFFERS IN
EXCESS OF
£725,000**



The property

29 Marlborough Road is a four-bedroom family home with over 1,800 sq ft of understated, stylishly appointed accommodation, arranged across three levels. The current owners have tastefully upgraded and redecorated throughout, while retaining many original details, such as tall sash windows, ceiling cornicing and cast-iron fireplaces.

The ground floor has a generous sitting room, which measures 27ft and provides plenty of space in which to relax. Formerly arranged as two separate rooms, it has been thoughtfully combined for open-plan living, yet offers the opportunity for two distinct living spaces. At the front is the main sitting area, while further back there is either a secondary sitting area, a study space or a dining area. Newly updated wooden flooring flows from the front to the rear, a large sash bay window welcomes plenty of natural light and ornately decorated cast-iron fireplaces with tiled detailing are present in both areas. Double doors connect to the kitchen at the rear, which has been extended and features a dining area with skylights overhead and French doors opening to the garden.

The kitchen itself has bespoke wooden units, a central island and a stainless steel range cooker, as well as further French doors to the garden. On the first floor there is a family bathroom with a freestanding bathtub and walk-in shower, as well as a useful store room. Two double bedrooms, each with fitted wardrobes and original fireplaces, complete this level. There are two further bedrooms with eaves storage occupying the second floor, including the principal bedroom with its bay window and en suite shower room.

Outside

At the front of the property there is a paved pathway and courtyard area, with on-street permit parking along both sides of Marlborough Road. At the rear there are private walled gardens with a slate tiled patio and raised border beds with white rendered walls and horizontal timber strip panelling with climbing plants, creating a peaceful and relaxed environment in which to dine al fresco. There is also gated access to a footpath which runs behind the home and neighbouring properties, which can be accessed from further along Marlborough Road.



Location

Marlborough Road is situated off Magdalen Road, known as 'The Village', in an enviable position in leafy St. Leonards. It offers a good range of independent local shops, cafes, restaurants and a popular pub, the Mount Radford. There is also a nearby Waitrose supermarket within striking distance. Exeter's thriving city centre is less than a mile from Marlborough Road and provides a wide choice of cultural activities with two theatres, a museum, arts centre and a wealth of decent high street and independent shopping, restaurants and bars. Many schools can be found in Exeter, including Exeter School and The Maynard, both within half a mile from the property. Exeter University, recognised as one of the best in the country, is also within easy reach. There are excellent walking and cycling routes nearby, such as the 22-mile Exe Estuary trail. The idyllic Dartmoor National Park and the striking East Devon coast are both within around 10 miles of Exeter. The area is well-connected by road, with the A30, A38 and M5 easily accessible. There are regular rail services to London Paddington from Exeter St. David's taking just over two hours.

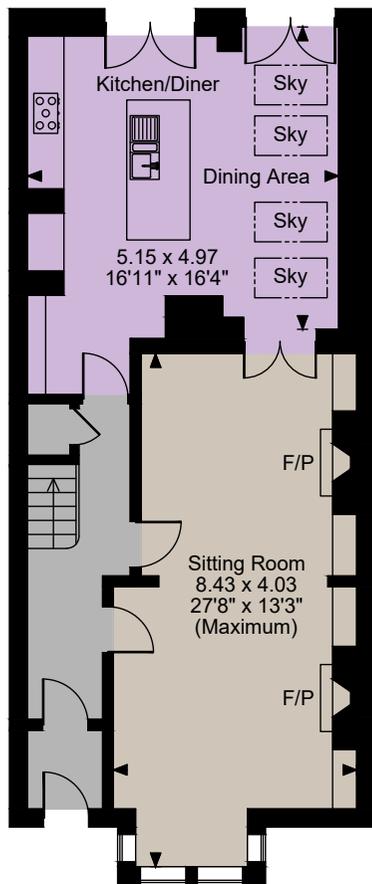
Distances

- Exeter City Centre 0.9 miles
- Exeter Quayside 0.9 miles
- Exeter Central Station 1.4 miles
- Exeter St. David's Station 1.8 miles
- Exeter University 2.2 miles
- M5 (Jct 29) 2.3 miles
- Topsham 3.6 miles
- Exeter Airport 4.8 miles
- Dartmoor National Park 9.7 miles
- Jurassic Coastline 10.6 miles

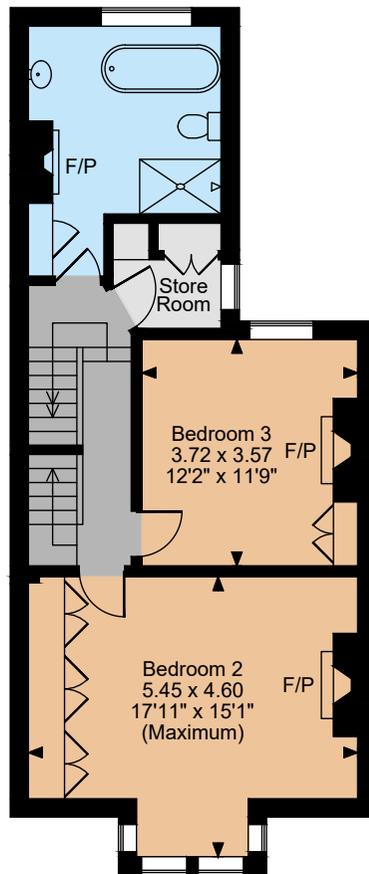
Nearby Schools

- St. Leonard's CofE Primary School
- The Maynard School
- Exeter School
- St. Wilfrid's School
- St Peter's CofE Secondary School
- St Michael's Academy
- Exeter College

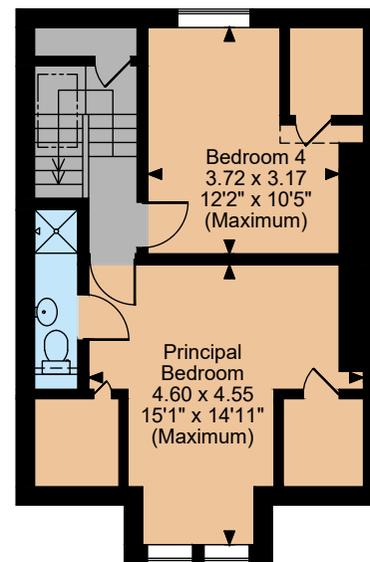




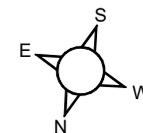
Ground Floor



First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Total internal area 1,843 sq ft (171 sq m)

For identification purposes only.

Directions

EX2 4TJ

what3words: ///crate.less.ever

General

Local Authority: Exeter City Council

Services: Mains electricity, gas, water and drainage.
Newly installed Nest Heating System.

Council Tax: Band E

EPC Rating: C

Wayleaves and easements: This property is subject to any wayleaves or easements, whether mentioned in these particulars or not

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

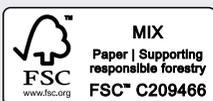
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