

33 St. Leonards Road  
Exeter



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& Parker

Land and property. Since 1885.

An unlisted Georgian home with character charm, contemporary styling and beautifully landscaped gardens, set in Exeter's desirable residential area of St. Leonards.

**The property**

33 St. Leonards Road is an elegant Georgian family home with the rare advantage of being unlisted. Beautifully combining period charm with thoughtfully executed modern improvements, it has been significantly enhanced by the current owners, including the installation of windows and doors, together with a stylish new kitchen and conversion of the basement. Arranged over four floors, the property extends to more than 2,600 sq ft of bright, well-balanced accommodation, with five bedrooms and a wealth of original features throughout, such as stained-glass windows, high ceilings, ornate fireplaces and traditional picture rails.

The entrance is via a lobby with colourful stained glass and bespoke fitted cupboards, opening into a welcoming hallway. The ground floor provides two impressive reception rooms. These include a front-aspect sitting room featuring a focal fireplace with woodburning stove, tall sash windows and built in storage. Adjacent is the formal dining room with original wood flooring, an ornate marble fireplace and French doors opening onto the rear garden. To the rear, an expansive open-plan kitchen/breakfast room forms the heart of the home, fitted with navy-blue cabinetry, granite work surfaces, a range cooker and a Belfast sink. French doors open directly to the garden, allowing an abundance of natural light, while a utility room and w/c add further practicality. The tanked basement offers excellent versatility and is currently arranged as a games room and gym.

Upstairs, the first floor hosts the principal bedroom, complete with an original fireplace and views over the rear garden, alongside three further double bedrooms. These are served by a generous family bathroom with freestanding roll-top bath, in addition to a separate recently modernised shower room with underfloor heating. The top floor offers a further spacious bedroom, ideal for guests or home working.



The house is set back from the road behind a gated brick wall, with a cobbled driveway providing plenty of space for off-road parking. To the rear, the garden offers a private and well-maintained setting, with a level lawn bordered by mature planting and pleached trees, leading to a contemporary stone terrace. This area is well suited to al-fresco dining and outdoor entertaining, with built-in seating and a bespoke fire pit.

**Location**

St. Leonards Road is one of the most sought-after roads in Exeter and is situated off Magdalen Road, known as 'The Village', in an enviable position in leafy St. Leonards. There are a good range of independent local shops, cafes, restaurants and a popular pub, the Mount Radford, while a nearby Waitrose supermarket is also within striking distance. Exeter's thriving city centre is less than a mile from St. Leonards 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, bars, plus excellent leisure and sporting facilities. The historic Quayside is less than a mile away, with a further choice of cafés, bars and pubs, in addition to music venues. Many state and independent schools can be found in Exeter, including Exeter School and The Maynard, both within half a mile from the property. Exeter College is also within easy reach, as well as Exeter University, recognised as one of the best in the country.

There are excellent walking and cycling routes nearby, such as the 22-mile Exe Estuary trail, connecting to Topsham and further up the estuary. The idyllic Dartmoor National Park and the 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, while Exeter Airport offers an ever-increasing number of international and domestic flights including to London City Airport.

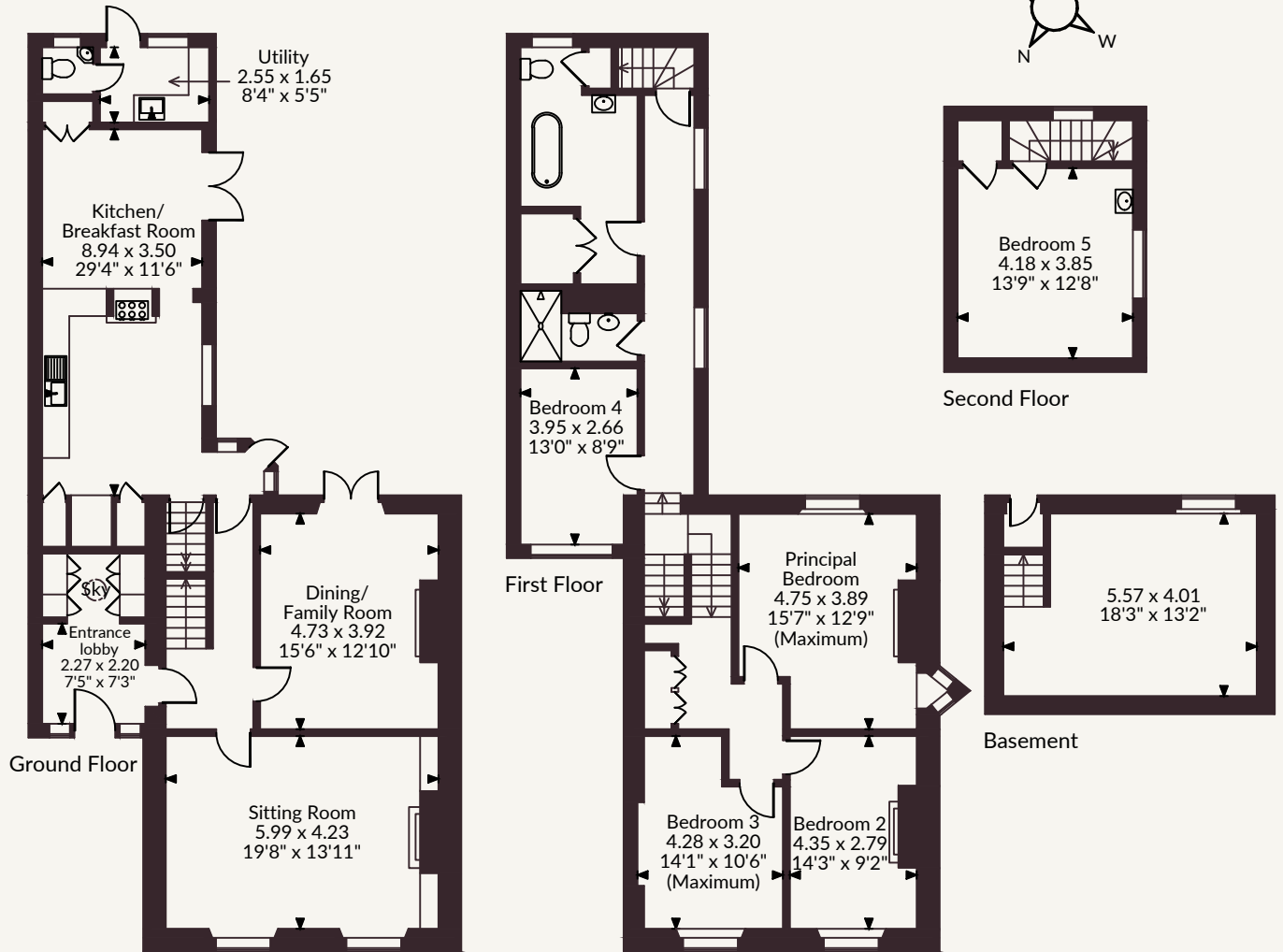
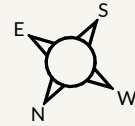
**General**

Local Authority: Exeter City Council  
 Services: Mains electricity, water, gas and drainage. Gas-fired central heating  
 Council Tax: Band F  
 EPC Rating: E  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**2,606 sq ft (242 sq m)**  
**3 reception rooms**  
**5 bedrooms**  
**Basement**  
**2 bathrooms + w/c**  
**Driveway**  
**Garden**  
**Freehold**  
**Residential area**  
**0.9 miles to Exeter City centre**  
**Guide price £1,295,000**



St. Leonards Road, Exeter  
 Internal area 2,606 sq ft (242 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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