

Plot 96, St Leonards Quarter

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Topsham Road,Exeter, EX2 4NF

Exeter city location

An impressive 3 double bedroom mid terrace townhouse featuring a spacious open plan kitchen/dining/living area located in the heart of Exeter.

- Stylish three bedroom townhouse
- Principal suite includes en-suite, walk-in wardrobe and private balcony
- Open-plan kitchen, dining and living room
- Stone worktops and Bosch integrated appliances
- Set along St Leonards Quarter's communal landscaped gardens
- Additional 4th room, perfect for a nursery, study or hobby room.
- Oversized sliding doors to private rear garden
- EPC A rated with solar PV panels, triple glazing and underfloor heating

Guide Price £675,000

DESCRIPTION

A beautifully designed three-bedroom townhouse in the sought-after St Leonards Quarter, where contemporary city living meets exceptional comfort, style and efficiency.

Thoughtfully arranged over three floors, this impressive new home has been designed for modern living, with bright open spaces, premium finishes and flexible rooms that adapt perfectly to everyday life.

The heart of the home is the spacious open-plan kitchen, dining and living area. Oversized sliding doors flood the room with natural light and create a seamless connection to the private rear garden, making it ideal for entertaining, family time or relaxed evenings at home.

The contemporary kitchen is finished to an exceptional specification, featuring elegant Caesarstone worktops, Bosch integrated appliances and sleek cabinetry that combines timeless style with everyday practicality.







On the first floor, two generous double bedrooms and a beautifully appointed family bathroom provide excellent space for family, guests or home working.

The entire top floor is dedicated to a standout principal suite, complete with an en-suite, walk-in wardrobe and private balcony. Plus, the house also features a separate 4th room that can be used as a home office.

Additionally, the house benefits from plenty of storage space and allocated parking spaces.

Designed with the future in mind, this EPC A-rated home offers outstanding energy efficiency without compromising on comfort. Solar PV panels, ground-floor underfloor heating, high-performance glazing and energy-efficient appliances all work together to help reduce running costs and create a comfortable home throughout the year.*

SITUATION

Developed by Acorn Property Group - Established in 1995, Acorn is an independent development and regeneration specialist that has, for 30 years, successfully created a range of residential-led refurbishment and new build schemes.

St. Leonards Quarter is an exclusive collection of 1 to 5 bedroom homes located in the heart of Exeter. Enjoy a suburban position, with access to landscaped green space and the city on your doorstep. These award-winning homes offer a high-quality specification, with a contemporary and sustainable design throughout.

Perfectly positioned just 500 metres from Exeter Quayside, approximately 1 kilometre from Exeter Cathedral and the city centre, and less than one mile from the Royal Devon & Exeter Hospital, St Leonards Quarter places the very best of Exeter within easy reach.

From riverside walks, independent cafés and award-winning restaurants to excellent transport links and vibrant city amenities, everything you need is close to home.

Beyond the city, Devon's most celebrated landscapes are also within easy reach, from Dartmoor National Park and the Jurassic Coast to the South Hams and the county's picturesque villages.

OTHER CONSIDERATIONS

PV panels
Underfloor heating to ground floor
Service Charge payable.
Please note the images have been digitally enhanced for marketing purposes. Some elements may have been modified or added digitally, and actual property appearance may vary from shown. We encourage you to visit the home in person for an accurate representation.
Marketing Suite & Show Homes open Tue to Sat, 10am-5pm

VIEWINGS

Contact the Stags Exeter Office for more information on 01392 255202.

DIRECTIONS

Located off Topsham Road, approximately 20 minutes walk to Exeter City Centre and just a couple of minutes walk to the River Exe.

*New build homes can use 60% less energy compared to older properties, cutting the average energy bill by £421 per year, so 21% lower. Indicative Figures based on HBF "Watt a Save" report published February 2026.









GROUND FLOOR

Kitchen/Dining/Living
11.6m x 4.9m 38' 1" x 16' 1"

FIRST FLOOR

Bedroom 2
4.8m x 2.5m 15' 9" x 8' 2"

Bedroom 3
4.8m x 3.0m 15' 9" x 9' 10"

SECOND FLOOR

Bedroom 1
7.0m x 3.6m 23' 0" x 11' 10"

Study
2.6m x 2.2m 8' 6" x 7' 3"

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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