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Plot 94

# Plot 94

St Leonards Quarter, 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.

- £10,000 towards air conditioning!\* • 3 bedroom house
- Spacious open plan dining/living area • Contemporary kitchen with Caesarstone worktops
- En-suite to bedroom 1 • Underfloor heating to ground floor
- Separate study • Freehold
- Predicted EPC rating A • Council tax band TBC

Guide Price £700,000

**£10,000 towards air conditioning!\***

Reserve your new home and receive £10,000 towards an air conditioning system, plus an extra £15,000 to use towards flooring and wardrobes. ^

## SITUATION

St. Leonard's Quarter is a beautiful new collection of 1 to 5 bedroom homes and apartments, located in the popular and highly sought-after St. Leonard's area, in the heart of Exeter.

These bespoke homes will offer a high-quality specification and access to landscaped green space. Designed with energy-efficiency in mind, the homes achieve EPC ratings of A and B with energy-saving appliances, triple glazed windows, PV panels †.

Situated just a few minutes from the River Exe, Exeter city centre and the Royal Devon and Exeter Hospital, the new homes benefit from a suburban position with all the comforts of the centre.



## DESCRIPTION

An impressive 3 double bedroom townhouse featuring a spacious open plan kitchen/dining/living area with over-sized floor-to-ceiling sliding doors leading onto a private garden and allowing plenty of natural light to come into the room.

The property benefits from 3 double bedrooms, with an en-suite, walk-in wardrobe and west facing roof terrace to bedroom 1 and an additional 4th room that can be used as a study.

The house is complete with plenty of storage space, a utility, and allocated off-street parking for two cars.

The energy-efficient home is EPC rated A, with Solar PV panels, underfloor heating to ground floor, high-performance window system, energy-saving appliances, smart meters and low-energy lighting – An EPC rating of A or B makes your new home cheaper to run, cutting the average energy bill by £421 per year, so 21% lower.  
^

^Indicative Figures based on HBF “Watt a Save” report published February 2026.

## OTHER CONSIDERATIONS

PV panels

Underfloor heating to ground floor

Service Charge payable.

The internal photos are to show the internal finish only and are taken from a similar property.

^Terms & conditions apply

## 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.





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.



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