Plot 95, St Leonards Quarter

STAGS

Plot 95, St Leonards Quarter

Topsham Road,Exeter, EX2 4NF

Exeter city location

A brand new 4 bedroom mid terrace townhouse featuring a spacious contemporary design located in the heart of Exeter.

- £20,000 towards your new home^
- Spacious open-plan kitchen, dining and living area
- Contemporary kitchen with stone worktops and Bosch integrated appliances
- Within 500 metres of Exeter's Quayside.
- Stylish four-bedroom new build townhouse
- Oversized sliding doors opening onto a private rear garden
- Principal bedroom with en-suite
- EPC A rated with solar PV panels, triple glazing and underfloor heating

Guide Price £695,000

£20,000 towards your new home^

Reserve now and receive £20,000^ to help you move which could be used towards deposit top-up, Stamp Duty, or legal fees.

DESCRIPTION

A stylish four-bedroom house in the sought-after St Leonards Quarter, offering contemporary city living, flexible space and outstanding energy efficiency in the heart of Exeter.

Beautifully arranged over three floors, this impressive home has been designed around modern lifestyles, with bright open-plan living, generous bedrooms and versatile spaces.

The centre of the home is the spacious open-plan kitchen, dining and living area. Oversized sliding doors fill the room with natural light and open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living, while the kitchen is finished to an excellent specification, with Bosch integrated appliances.

Across the upper floors are four well-proportioned bedrooms, including a principal bedroom with a stylish en-suite. The fourth bedroom offers excellent flexibility and could be used as an additional bedroom, study, nursery or guest room.

A separate utility room, ample storage and allocated parking spaces all add valuable everyday convenience.

Designed with the future in mind, this EPC A-rated home combines comfort, efficiency and lower running costs. Solar PV panels, ground-floor underfloor heating, high-performance glazing, energy-saving appliances, smart meters and low-energy lighting all work together to help make the home more efficient 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 located on Topsham Road, perfectly positioned to enjoy the best of Exeter and just a few minutes' walk from the River Exe/Quayside and less than a mile from the city centre. With excellent travel links to easily explore the South West and the rest of the country.

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.

Have a house to sell? Reserve now with Assisted Move Plus**! Designed to help you find a buyer for your existing property while allowing you to reserve your dream home, as well as offering an additional £9,000 boost towards your moving costs.

^Terms and Conditions: Offer available on selected houses at St. Leonards Quarter only. To qualify, the purchaser must legally reserve the property on or before 30th September 2026. The £20,000 incentive will be issued as cashback upon legal completion. Not to be used in conjunction with any other offer. Speak to a sales advisor for full terms.

**Assisted Move Plus Terms & Conditions: Subject to availability. On selected homes only. Reservation fee refundable if a buyer is not found for your existing property within the agreed period. Not to be used in conjunction with any other offer. £9,000 received as cashback upon completion.

GROUND FLOOR

Kitchen
4.4m x 3.7m 14' 5" x 12' 2"

Dining/Living
6.7m x 4.8m 22' 0" x 15' 9"

FIRST FLOOR

Bedroom 1
4.8m x 4.2m 15' 9" x 13' 9"

Bedroom 4/Study
4.8m x 2.4m 15' 9" x 7' 10"

SECOND FLOOR

Bedroom 2
4.8m x 3.6m 15' 9" x 11' 10"

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

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

21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk
01392 255202