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Flat 3, 2B, Spicer Road, Exeter, Devon, EX1 1SX



SOUTHGATE
ESTATES

£400,000

Guide Price





Flat 3, 2B, Spicer Road

An exceptional two bedroom second floor flat situated in the heart of St Leonards, one of the most desirable locations within Exeter, enjoying far-reaching views across the city. The apartment has the advantage of an allocated parking space with an electrical charging point, a storage locker to the rear, as well as a lift to all floors. The internal accommodation briefly consists of a large entrance hallway with access to the open-plan living space leading into the study, the two bedrooms (with an en suite to the master) and the main bathroom.

The property is ideally situated in the prestigious area of St Leonards, benefitting from a wide range of nearby amenities while retaining a quiet suburban feel. The popular Magdalen Road is just a short walk from the property, enjoying many boutique shops and cafes, as well as various GP surgeries, Bull Meadow Park, and Waitrose supermarket. Both Exeter's city centre and the quay are also just a short distance from the property, offering further shops, eateries and entertainment facilities, as well as central train station and bus routes in and out of the city.

Accommodation A lift rises from the communal hallway to the second floor where flat 3 is located. The front door opens into the welcoming entrance hallway which provides access to the open-plan living space, the two bedrooms and the bathroom. There is also a built-in cupboard allowing ample storage space. The living space is a sizeable open-plan reception room with far-reaching views to the front across the city, along with ample space for seating and dining. The kitchen area has been finished to an exceptionally high standard and contains a range of contemporary wall and base units with Quartz worktops, a matching upstand and a sink and drainer with a mixer tap over. The quality appliances consist of a double oven with an electric hob and extractor hood over, a slim dishwasher, a fridge freezer and a washing machine. A recessed area provides an ideal space for seating to enjoy the views, and an archway opens into the study which could be used for a number of purposes. The master bedroom is a good-sized double room complemented by a window to the front aspect, also benefitting from a lovely outlook across the city. A door opens into the en suite shower room which incorporates a wash basin with a mixer tap over and vanity unit below, a hidden cistern WC and a shower cubicle. The second bedroom is a further well-proportioned double room which has the advantage of a recessed dressing area with windows either side. There is also another window to the rear aspect. Finally, the main bathroom comprises a high quality three piece suite including a bath with a mixer tap and shower head over, a wash basin with a mixer tap over and vanity unit below, a hidden cistern WC and a window to the rear aspect.





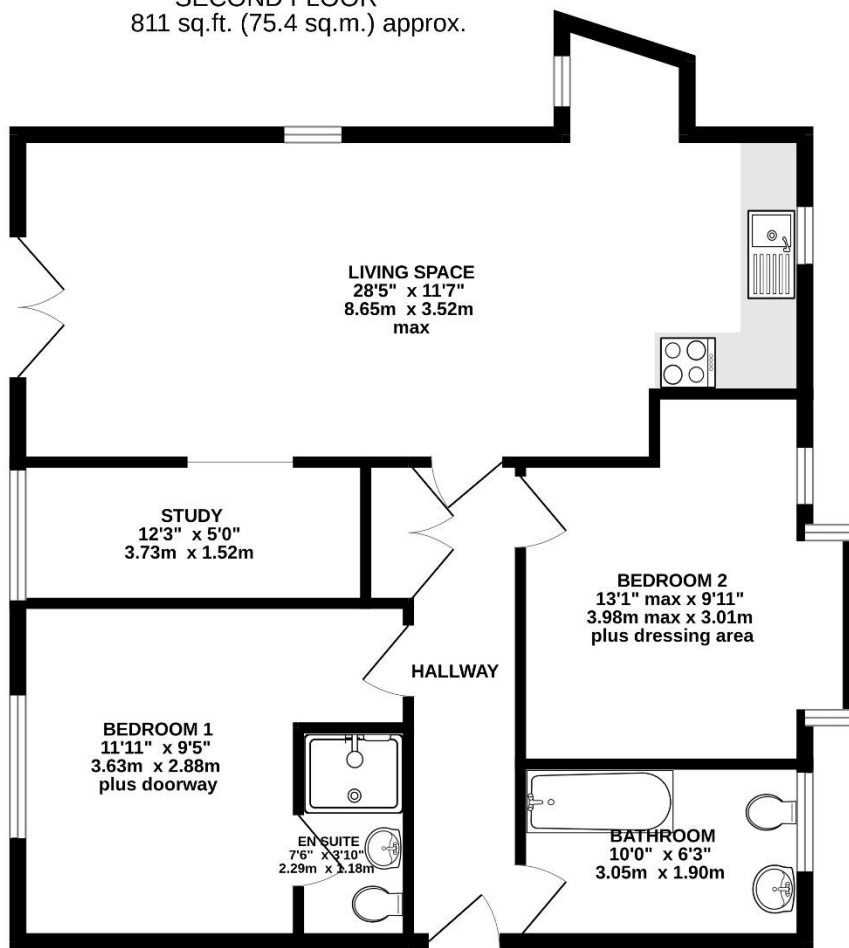
Parking & Storage The flat features an allocated space to the front of the block with an electrical charging point, allowing valuable off-road parking. There is also a storage locker situated to the rear which provides space for up to 4 bikes, along with a bike rack to the front.

Property Information Tenure: Leasehold (we have been informed by the vendor that the lease length is 999 years from January 2021, and that the current maintenance charges are £197 per month). Council tax band: C.

- *2 Double Bedrooms*
- *Allocated Parking Space with Electrical Charging Point*
- *Immaculately Presented*
- *Second Floor Flat*
- *Lift to all Floors*
- *Prestigious Location*



SECOND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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