



Masterson Street, Exeter, EX2 5GR

Guide £475,000 - £500,000

An impressive four bedroom townhouse in prime St Leonards, offering generous accommodation, a private garden, and garage.

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This well presented property combines generous proportions with a practical layout, making it an ideal purchase for families, professionals, or investors seeking a home in a convenient and well connected area of Exeter.

The second floor provides two additional bedrooms, continuing the home's excellent sense of space and flexibility. These rooms are ideal for use as further bedrooms, guest accommodation, or home office space, and are complemented by a second bathroom, enhancing convenience for larger households.

Upon entering the property, you are welcomed by a central hallway providing access to the principal ground floor accommodation. To the front, a bright and inviting sitting room offers a comfortable retreat, benefiting from good natural light and well balanced dimensions. To the rear, the kitchen/dining room spans the width of the property, creating a superb sociable space ideal for both everyday living and entertaining. The kitchen is thoughtfully arranged with ample worktop and storage space, while the dining area comfortably accommodates a family sized table and enjoys direct access to the rear garden. A useful ground floor WC adds further practicality.

Externally, the property benefits from an enclosed rear garden, designed for ease of maintenance and well suited to outdoor dining, relaxation, or family use. To the rear, a garage offers secure parking or valuable additional storage

The first floor hosts two well proportioned double bedrooms, both offering generous floor space for bedroom furniture and storage. A contemporary family bathroom serves this level, fitted with a modern suite including bath with shower over, wash basin, and WC.

Masterson Street is situated within the highly regarded St Leonards area of Exeter, a popular and well established residential location known for its character and proximity to the city centre. The property offers excellent access to a wide range of local amenities and is ideally positioned for commuters, with convenient links to the M5 motorway, A30, and A38, as well as easy access to Exeter city centre, which provides an extensive selection of shops, restaurants, and leisure facilities.

Viewing is highly recommended to fully appreciate the space, layout, and versatility this home has to offer.



At a Glance:

Spacious Four Bedroom Townhouse
 Arranged over Three Floors
 Enclosed Private Garden
 Garage
 Flexible Accommodation ideal for Families or
 Home working

PROPERTY INFORMATION:

COUNCIL TAX: Band D
 SERVICES: Mains Electric, Water & Drainage
 HEATING: Gas Central Heating
 BROADBAND: Full Fibre Broadband. Checked on
 Openreach 2026
 MOBILE: Signal Dependant on Provider
 LISTED: No
 TENURE: Freehold
 There is an annual maintenance charge of £110

Approximate total area⁽¹⁾
1259 ft²
116.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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