

21 Barrack Road, St Leonards, Exeter, EX2 5ED.

Immaculate and spacious three double bedroom property situated in the ever-popular area of St Leonards, close to the hospital and city centre. Stylish and light accommodation, spacious living space, recently fitted kitchen/dining room and utility room. Three double bedrooms and family bathroom. Secluded leafy courtyard garden.



Rent £1,800 per calendar month

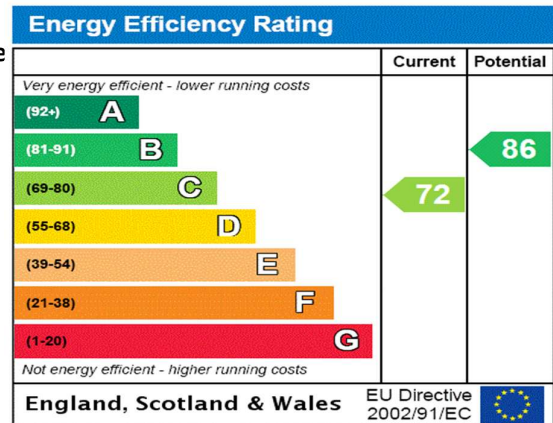
Deposit £2,076

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: 1st November 2026

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding deposit £415 – payable upon application acceptance and offset against the first month's rent.



OVERVIEW

- St Leonards terraced period property
- Stylish, contemporary design blended with original period features
- Three double bedrooms
- Kitchen/dining room and utility room
- Large living space with log burner
- Courtyard garden
- Resident's permit parking
- EPC 'C'

DESCRIPTION

This three-bedroom period property is situated in the ever popular and highly sought after area of St Leonards, close to Exeter city centre. This property is a fantastic example of a home of its type and has been finished to an exceptionally high standard. On the ground floor, you will find a large, open-plan living space with a bay window to the front aspect.

There is a beautifully presented kitchen/dining room with a recently fitted, high specification kitchen, making a stylish room.

There is access from the kitchen/dining room to the private courtyard garden. You will also find a utility room on the ground floor, which could be easily converted to include a toilet, making a downstairs cloakroom. On the first floor are the family bathroom and three double bedrooms, the master being a particularly good size with views towards the Haldon hills. To the rear of the property is a secluded, leafy courtyard garden. The property also benefits from residents' permit parking.

ACCOMMODATION COMPRISES Front door leading to.

ENTRANCE HALLWAY With a part glazed inner door to the hallway. Radiator, stairs rising to the first floor, original wooden flooring and door leading to the living room.

LIVING ROOM 24'10" x 12'7" (7.57m x 3.84m)

Spacious living room retaining many original features such as picture rails and deep skirting boards. There is an attractive bay with double glazed windows to the front aspect and feature fireplace with marble surround, granite hearth and log burner. Alcove shelving, modern radiator, TV point and original wooden flooring. Opens to

Further reception room with excellent capacity to use as a dining room or second sitting room, with option to reinstate the fireplace. Radiator and wooden flooring continue.

Two doorways, allowing plenty of natural light, leading to the kitchen/dining room.

KITCHEN/DINING ROOM 15'3" x 12'10" (4.65m x 3.9m)

Large kitchen/dining room with double-glazed window to the rear aspect and door leading to the garden. Glazed side-roof allows lots of natural light. There is a bespoke, fitted kitchen including tiled surround. Range cooker with extractor fan. Integrated dishwasher and fridge/freezer. Ceramic

sink with mixer and filtered water taps. Spotlights, modern radiator and original wood flooring.

UTILITY ROOM Highly functional space, currently used as a utility room. There is space for a washing machine, with work top over and sink with mixer tap and tiled surround. Shelving to one wall. Heated drying rack. Access to under-stair storage.

LANDING Original wood flooring continues through the landing, where you will also find built-in storage.

MAIN BEDROOM 15'3" x 13'5" (4.65m x 4.1m)
Fantastic double bedroom with double-glazed bay window to the front aspect, built-in storage, radiator and original wood flooring. Easily accommodates a super king-sized bed.



BEDROOM TWO 11'5" x 9'9" (3.48m x 2.97m)
Double bedroom with double glazed window to the rear aspect. Built-in storage, radiator and original wood flooring.

BEDROOM THREE 11'9" x 9'1" (3.58m x 2.77m)
A further double bedroom with double glazed window to the rear aspect, radiator and original wood flooring.

BATHROOM Fully tiled, modern, fitted bathroom with double glazed window to the side aspect. Bath with shower over, pedestal hand basin with dual taps and low-level WC.

Wall-mounted, mirrored cupboard. Ladder style heated towel rail and tiled flooring.

OUTSIDE Courtyard Garden, mainly paved with an established range of trees, shrubs and borders. Space for table and chairs and gate leading to the service lane. The garden enjoys an easterly aspect and offers an excellent degree of privacy. Established shrubs to the front space. On road, resident's permit parking is available.



TENANCY INFORMATION The property will be available for rent from the beginning of November 2026 at £1,800 per calendar month (excluding bills).

To secure your application for this desirable property, a holding deposit of £415 is required. Once you pass the referencing process and sign the tenancy agreement, we shall apply the holding deposit toward your first month's rent.

Prior to moving in, a deposit of £2,076 and the first month's rent must be paid.

DIRECTIONS

From the city centre, proceed in an easterly direction along Magdalen Road, passing the shops on your left, through the traffic lights and continue until you reach the junction with Barrack Road. Turn right towards the hospital and the property will be found after a short distance on the left-hand side.