



West Grove Road, Exeter, EX2 4LU

£435,000

Charming period terraced house boasting three bedrooms in the much sought after location of St Leonards. The property benefits from a spacious living area, dining room, kitchen, three bedrooms, bathroom, a lean-to conservatory/utility, enclosed patio garden with gate.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description:

Charming period terraced house boasting three bedrooms, located in a sought-after residential area. This beautiful property features a spacious living room, a modern kitchen with integrated appliances, and a delightful private garden perfect for outdoor entertaining. The property is conveniently situated close to local amenities, schools, and transport links.

The Property:

Living Room: This charming living room offers the perfect setting for relaxation and entertaining. A large bay window allows natural light to flood the space, highlighting the room's well-proportioned layout. There is also a feature fireplace and radiator which adds character and warmth to the room, making it ideal for cozy evenings.

Dining Room: The dining room is a lovely, formal space, perfect for family meals or entertaining guests. This room is generously sized, with ample space for a large dining table and chairs. There is also easy access to both the kitchen and living room, creating a seamless flow between the spaces. Feature fireplace, fitted shelves and cupboards, original patio doors giving access to the utility room.

Kitchen: The kitchen is modern and well-equipped, featuring a stylish range of wall and base units. Integrated appliances, oven and hob. Newly fitted

Viessmann Combi boiler. Door with cat flap through to the utility room.

Utility Room: Adjacent to the kitchen, the utility room provides additional storage and space for washing machine and tumble drier.

Bedroom One: The spacious master bedroom offers a peaceful retreat with plenty of room for a king-sized bed and additional furniture. A large bay window overlooks the front of the property, allowing natural light to fill the room. Built-in wardrobes either side of the beautiful feature fireplace.

Bedroom Two: The second bedroom is another well-proportioned room, perfect for children, guests, or as a home office.

Bedroom Three: A good-sized third bedroom, which would make a perfect single bedroom or a home office, bay window with views over the rear garden.

Bathroom: The family bathroom has been well-designed with a modern suite comprising a mermaid standalone bath, overhead shower with glass screen, washbasin, and WC., heated towel rail.

The loft is fully boarded with lots of storage and could be extended - STP.

Garden: The rear garden is a lovely feature of the property, offering a private outdoor retreat. Porcelain tiled, there's ample space for outdoor dining and entertaining. Rear gate giving useful access to the service lane.



At a glance....

- Three Bedrooms
- Open Plan Living/Dining Area
- Kitchen
- Utility Room
- Family Bathroom
- Courtyard Garden with Rear Access
- Beautiful Period Features
- Fantastic Location in the Heart of St Leonards
- Permit Parking Available
- *NO CHAIN*

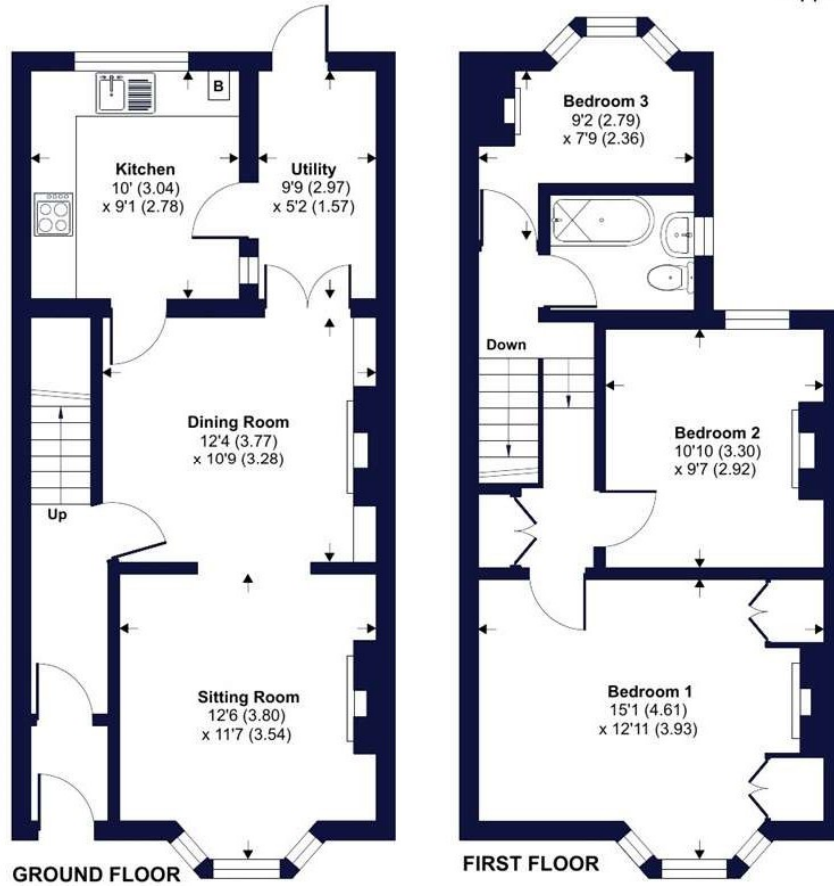
PROPERTY INFORMATION:

- Freehold
- Council Tax Band: C
- Mains Electric, Gas, Water and Drainage
- Ultrafast broadband is available (checked on Openreach)
- Mobile: We understand that full mobile coverage is available (checked on Ofcom)

West Grove Road, Exeter, EX2

Approximate Area = 952 sq ft / 88.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1218382

Winkworth

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk