



West Grove Road, Exeter, EX2 4LU

£415,000

A beautifully presented period property offering spacious living, a luxurious bathroom, and a converted attic – all set in the heart of West Grove Road, just moments from the city centre.

**Winkworth**

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## Description

Nestled in the heart of one of Exeter's most sought-after residential areas, this beautifully presented 2-bedroom terraced house on West Grove Road offers the perfect blend of period charm and modern convenience. Situated within easy reach of local amenities, transport links, and green spaces, this home is ideal for first-time buyers, young professionals, or those looking to downsize without compromising on character or comfort.

## The Property

Steps up to the front, opening into the entrance vestibule. Inner door leading into the hallway with access to the sitting/dining room, stairs rising to the first floor.

At the front of the property, the spacious reception room offers a warm and welcoming environment for relaxing or entertaining. Feature fireplace and bay window to the front aspect. Period-style features and neutral decor give the room a timeless feel, while the layout comfortably accommodates both lounge and dining areas.

The kitchen, located at the rear of the property, is both modern and functional. With ample cupboard and worktop space. French doors lead directly to the garden.

Inside, the home offers two generously-sized bedrooms, both full of natural light and well-suited to modern living.

Bedroom one exudes a calm and restful atmosphere, with plenty of space for storage and a double bed. The second bedroom is also a double with window to the rear

overlooking the garden, equally versatile—perfect for guests and children.

One of the standout features of this property is its beautifully updated family bathroom. Spacious and thoughtfully designed, it boasts a luxurious freestanding bathtub located in front of the large window, complemented by a separate shower cubicle for everyday convenience. This generous room gives an opportunity to be converted to a bedroom and smaller bathroom.

Another bonus is the converted attic space perfect for an office or playroom which adds valuable flexibility to the home with bright Velux windows and also benefits from built-in storage in the eaves, power and telephone point.

**Outside:** The rear garden is fully enclosed and easy to maintain with rear access via a back gate, storage shed with power. There's enough space for planting if you have green fingers, or it can be enjoyed as-is for minimal upkeep.

Located on a quiet residential street, West Grove Road is well-loved for its community feel and proximity to everything Exeter has to offer. Local shops, cafés, and amenities are all within walking distance, while excellent transport links—including Exeter St David's station—make commuting and exploring the area a breeze.

This is a home that combines character, comfort, and convenience in equal measure—an excellent opportunity for first-time buyers, professionals, or anyone looking to enjoy the best of Exeter living.





## At a glance....

- Two Bedrooms
- Office/Play Room
- Open Plan Living/Dining Area
- Modern Kitchen
- Large Family Bathroom
- Courtyard Garden with Rear Access
- Double Glazed Throughout
- Gas Central Heating
- Beautiful Period Features
- Fantastic Location in the Heart of St Leonards
- Situated on a Quiet No Through Road
- Permit Parking Available

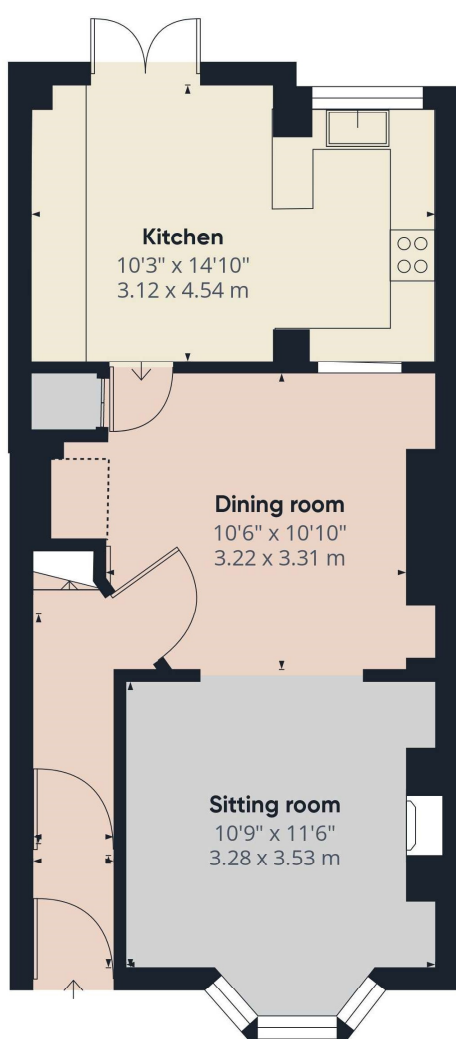
\*NO CHAIN\*

## PROPERTY INFORMATION:

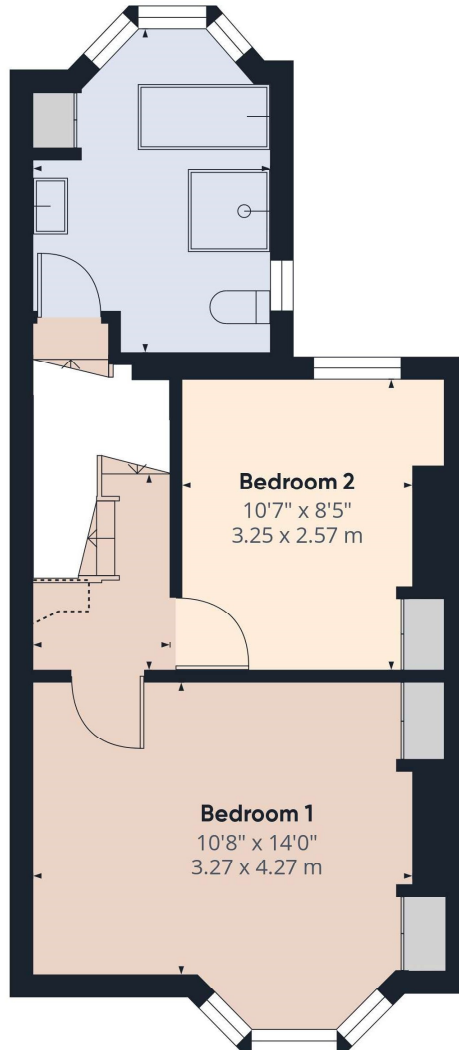
- Freehold
- Council Tax Band: C
- Mains Electric, Gas, Water and Drainage
- Ultrafast broadband is available (checked on Openreach)

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

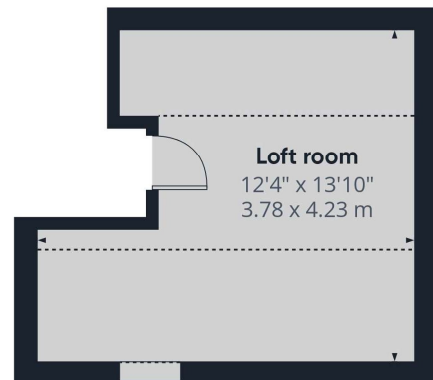




Ground



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

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