



East Grove Road, Exeter, EX2 4LX

£435,000

A stunning two-bedroom mid terrace Victorian home blends timeless character with thoroughly modern renovation. With two double bedrooms, one bathroom, one cloakroom, large open plan kitchen/dining room, kitchen, utility area, it represents a rare gem in coveted area of St Leonards.

Winkworth

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Description

This attractive bay-fronted terraced home is located in one of Exeter's most sought-after residential areas. Beautifully presented throughout, the accommodation features a bright and spacious sitting room that flows into the dining area, downstairs cloakroom. A stylish contemporary kitchen extension. The kitchen is fitted with sleek white gloss units, utility area giving rear access out to a charming, enclosed courtyard garden.

Upstairs, the property offers two double bedrooms and a modern family bathroom on the first floor. Additional benefits include gas central heating and double-glazed windows throughout.

The Property

Entrance & Reception

Modern inner door opens into a welcoming hallway.

Bright sitting room features a front bay window, modern gas fire. and smart cupboard storage in alcoves; seamlessly flowing into a spacious dining area. Window overlooking the rear of the property bespoke fitted under stair and alcove storage.

The kitchen is fully extended to maximise width; the kitchen now boasts a generous footprint.

Fitted wall and base units, plumbing for washing machine, integrated appliances including a double electric oven, gas hob with extractor hood, dishwasher, fridge/freezer and stylish tiled splashbacks. Discreetly positioned within the kitchen, the modern cloakroom includes a low-level WC and floating hand wash basin.

The utility area is fitted with wall and base units and has space for a tumble dryer, with a door providing access to the rear garden.

Stairs rising to the first floor, a stunning bathroom with double vanity unit, fitted Bluetooth mirror with built in lights, stand-alone bath, separate shower, low level WC with a bay window over the rear aspect of the building.

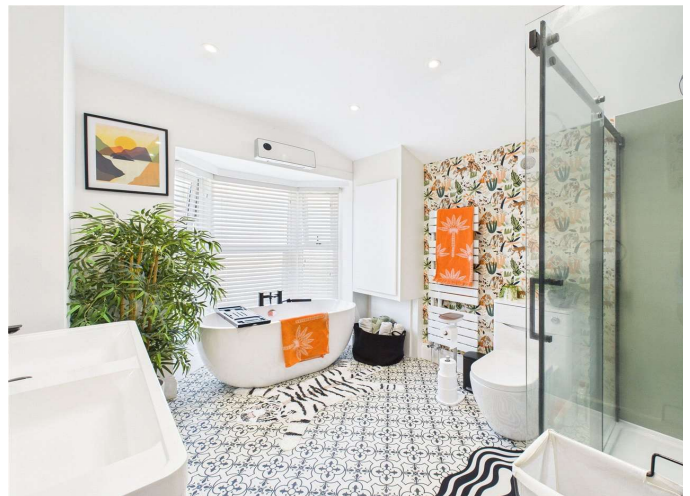
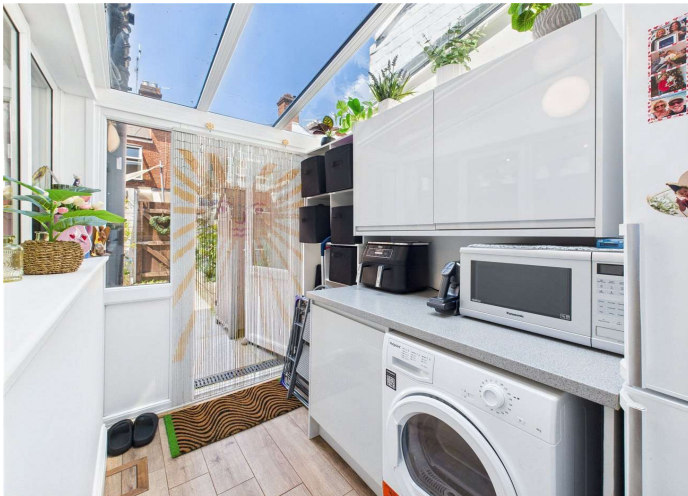
Bedroom One is a generous size with bay window to the front aspect of the property, a full wall of built-in wardrobes offering ample storage with a sleek, space-saving design.

Bedroom Two is also generously sized, featuring a rear-facing window and plenty of space for drawers, or additional storage solutions, making it a practical and versatile room.

Outdoor Space

Neat front garden offers a welcoming entrance, bin storage area and an EV charging point that has been discreetly installed.

A generous, low-maintenance rear courtyard accessed via the utility room, offering ample space for outdoor dining useful storage shed, and gated access to the rear lane.



At a Glance

Two double Bedrooms

Open Plan Living/Dining Area

Kitchen

Utility Area

Family Bathroom

Courtyard Garden with Rear Access

Beautiful Period Features

Recently Renovated to a Very High Standard

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.

Broadband - Ultrafast 1800 Mbps - 220 Mbps

Mobile - Signal dependant on provider



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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