



West Grove Road, Exeter, EX2 4LU

£475,000

This beautiful home is a true gem in the heart of St Leonards and must be seen to be fully appreciated, offering many character features, the property is being offered with no onward chain.

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Description....

The accommodation comprises in brief, entrance hall with feature tiled floor, a lovely light living room with large bay window, dining room with exposed wooden flooring and a good sized kitchen/family room with large windows overlooking the rear patio garden. Three double bedrooms and family bathroom.

The Property:

Entrance Hall - Wooden door to the front aspect, door to the hallway.

Hallway - Stairs to the first floor, with feature tiled flooring, radiator.

Sitting Room: A beautiful light room, bay window to the front aspect, lovely working original fireplace with wooden mantle and slate hearth, coving, picture rail and radiator.

Dining Room - A great entertainment space, feature fireplace, original wooden flooring, understairs storage with bespoke doors giving easy access for storage, radiator.

Kitchen/Breakfast Room/Family Room - A range of matching floor and wall mounted units with granite worktop, stainless steel sink and mixer tap over, integrated electric oven, electric hob with extractor over, an island offering further storage and breakfast bar, tiled splashbacks. A great feature of the kitchen is the large double glazed patio doors with bespoke fitted cat flap, overlooking the garden, two double glazed Velux windows, radiator.

First Floor:

Landing - Doors opening to,

Bathroom - A large wooden panelled bath, separate fully tiled corner shower, low level w/c, bidet, feature wash hand basin on wooden plinth with shelf, radiator, double glazed window to the rear aspect.

Bedroom One - Large bay window to the front aspect, beautiful original fireplace, radiator.

Bedroom 2 - Good sized double, window to the rear aspect, feature cast iron fireplace, built in wardrobe, radiator.

Second Floor:

Bedroom Three/Office - A further double. Large Velux windows and window to the rear makes this a lovely and light room, bespoke fitted desk and storage into the eaves.

Outside: A delightful fully enclosed west facing courtyard garden, a great entertainment space with a bespoke Mediterranean feature wall. Cornish slate patio offering a pleasant seating area, outside electric sockets, good sized timber shed, great for bikes and a pedestrian gate provides rear access into the garden via a service alley.



At a glance....

Beautifully Presented Terraced Home

Sought After St Leonards Location

Three Bedrooms

Two Reception Rooms

Large Kitchen/Family Room

Wonderful Rear Patio

Back Gate Giving Access to Service Lane

Permit Parking

NO CHAIN

PROPERTY INFORMATION:

Freehold

Council Tax Band: C

Mains Electric, Gas, Water and Drainage

Phone: Full coverage

Internet: Ultrafast full fibre broadband up to 1800mbps available. Fibre to the premise.

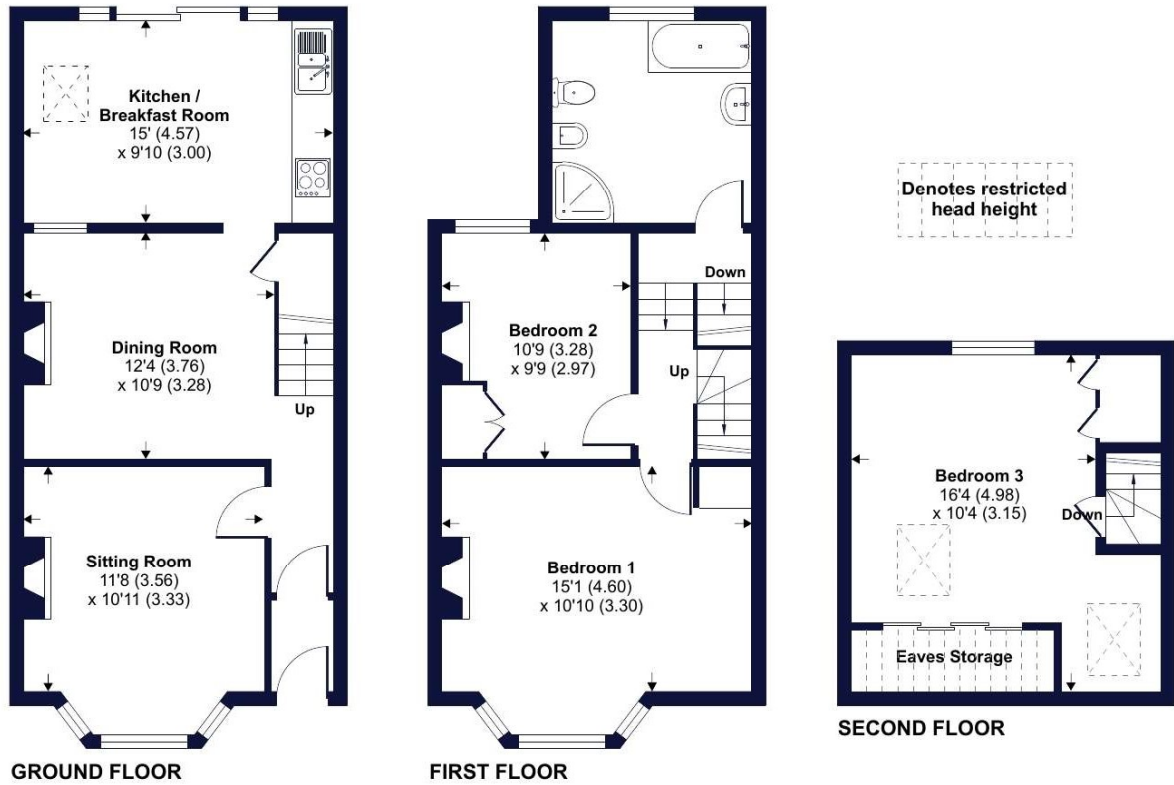
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Approximate Area = 1158 sq ft / 107.5 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 1192 sq ft / 110.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1107877



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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