



West Grove Road, Exeter, EX2 4LU

£420,000

A beautifully presented three bedroom terraced home located in the highly sought after St Leonards area of Exeter. This stylish and modern property offers bright, well designed living spaces, including an open plan sitting and dining area, and a private rear garden.

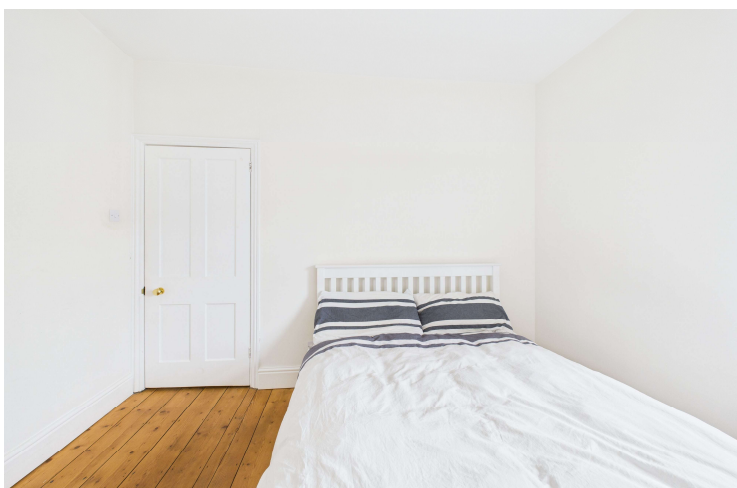
Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675



Beautifully presented throughout, this charming three bedroom home offers a wonderful balance of period character and modern convenience. Situated in a popular and well connected area of Exeter, the property is within easy reach of local shops, cafes, schools, and transport links, as well as the vibrant city centre.

The ground floor features a bright and airy open plan sitting and dining area, tastefully decorated and offering a versatile space for both everyday living and entertaining. A log burner provides a charming focal point and a cosy atmosphere during the colder months.

The modern fitted kitchen is finished to a high standard, with sleek cabinetry, ample worktop space, integrated appliances, and the added luxury of underfloor heating. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

A downstairs cloakroom provides additional practicality, while a small lean-to at the rear offers useful storage, perfect for bikes or garden equipment.

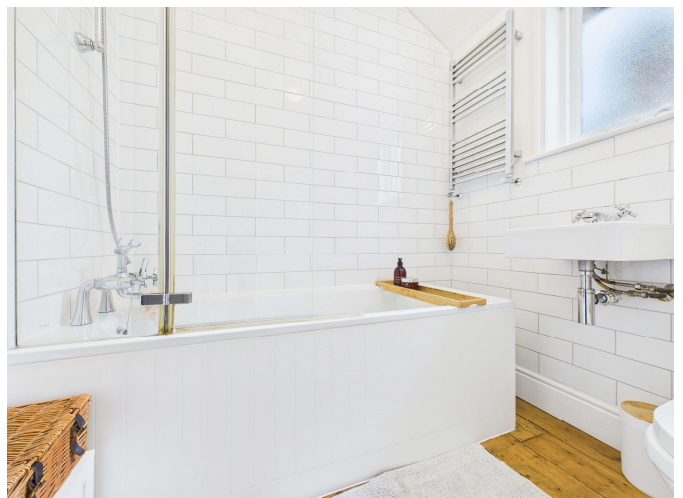
Upstairs, there are three bedrooms, including a generous main bedroom with ample space for storage, a comfortable second double bedroom, and a third smaller room ideally suited for use as a home office, dressing room, or nursery.

The family bathroom has been stylishly updated with a modern suite and contemporary tiling.

Outside, the property benefits from a neat, low maintenance rear garden, perfect for relaxing or outdoor dining, with space for potted plants and seating.

Permit parking is available for residents, ensuring convenient access.

With its blend of modern style, functional layout, and excellent location, West Grove Road makes an ideal choice for first time buyers, small families, or professionals looking to enjoy life close to the heart of Exeter.

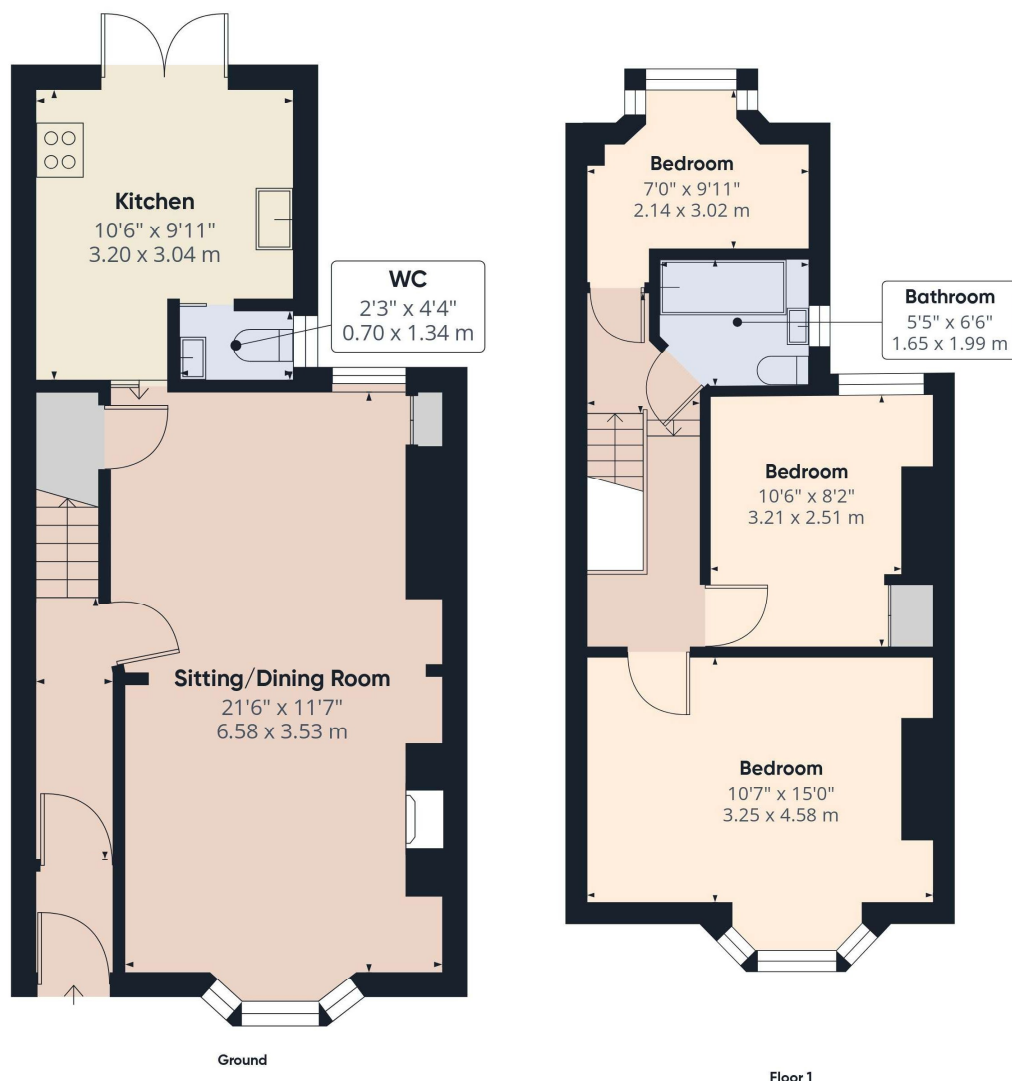


At a Glance:

Beautiful Terraced Home
Three bedrooms
Family Bathroom and Downstairs WC
Open Plan Sitting/Dining
Modern Kitchen with Doors to Garden
Low Maintenance Garden
Permit Parking

PROPERTY INFORMATION:

COUNCIL TAX: Band C
SERVICES: Mains Electric, Water & Drainage
HEATING: Gas Central Heating
BROADBAND: Full Fibre Broadband. Checked on Openreach February 26.
MOBILE: Signal Dependant on Provider
LISTED: No
TENURE: Freehold



PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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