



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.

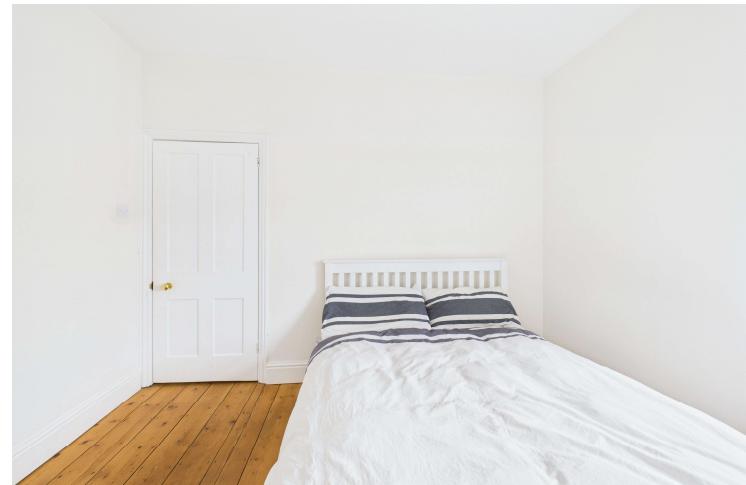
Winkworth

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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.

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.

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.

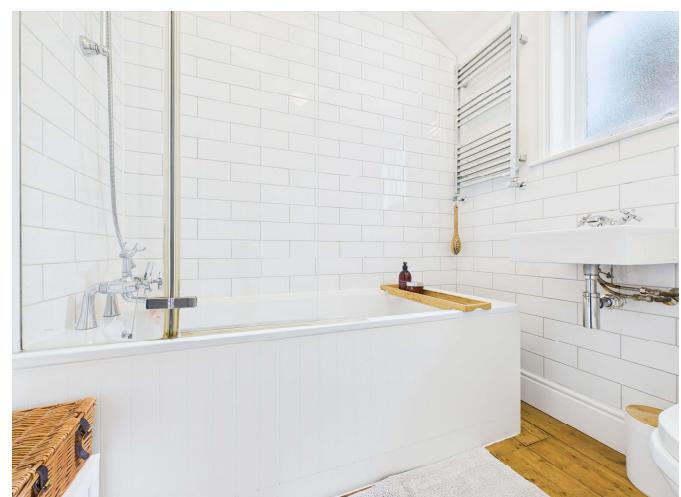
Outside, the property benefits from a neat, low maintenance rear garden, perfect for relaxing or outdoor dining, with space for potted plants and seating.

Permit parking is available for residents, ensuring convenient access.

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.

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.

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



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

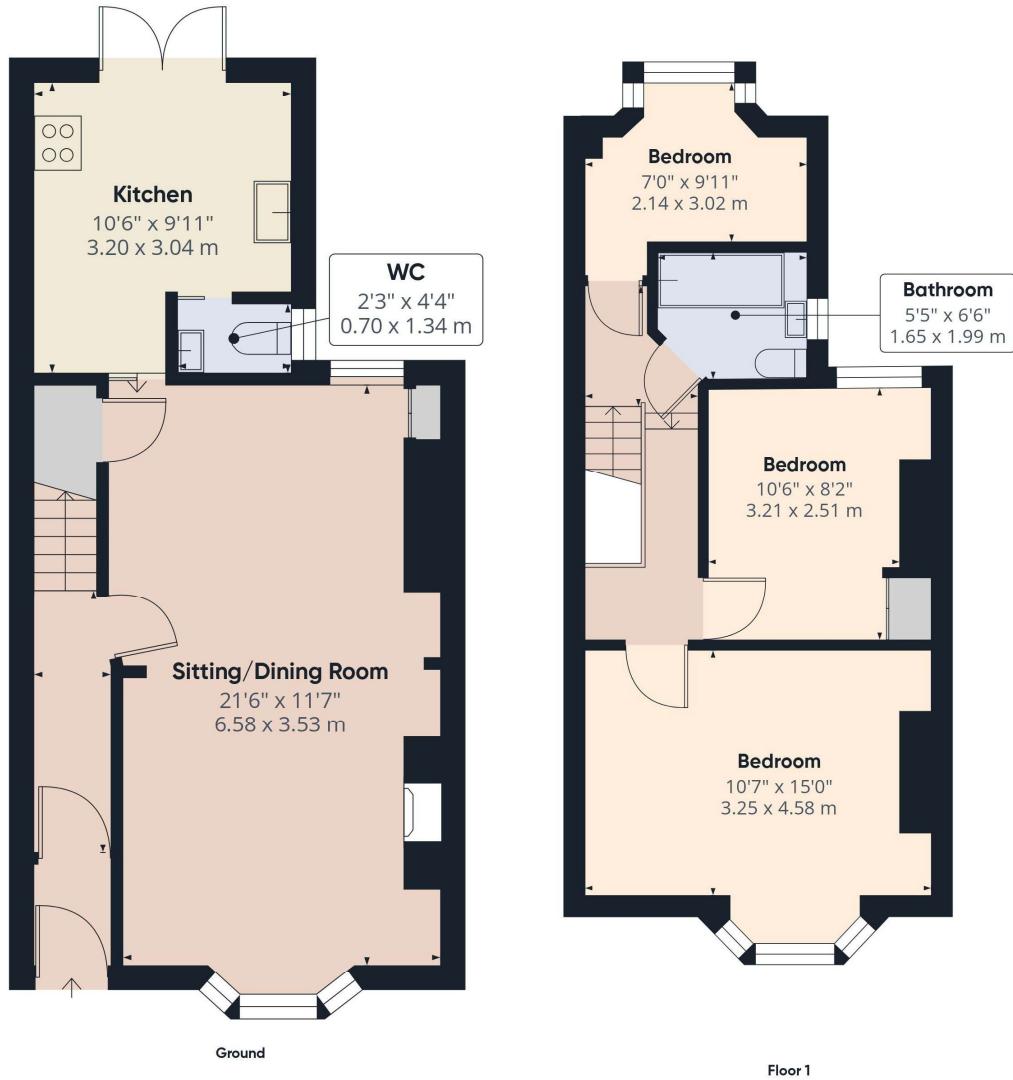
HEATING: Gas Central Heating

BROADBAND: Full Fibre Broadband. Checked on Openreach February 26.

MOBILE: Signal Dependant on Provider

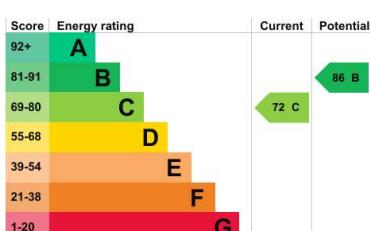
LISTED: No

TENURE: Freehold



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