



45 West Grove Road, St Leonards, Exeter, EX2 4LU

Guide Price £385,000

This charming Victorian terrace house is situated in the desirable address of West Grove Road, St Leonards only minutes from the vibrant Magdalen Road with its independent shops and cafes. The property has been lovingly restored and is presented to an excellent standard throughout, maintaining plenty of original features, as well as having newly installed sash double glazing. On the ground floor you will find a beautifully fitted kitchen / breakfast room, with access to the courtyard garden. There is a lovely, cosy living room with an attractive log burner, and bay window allowing plenty of natural light. The dining area is a great entertaining space, having more than enough room for a large table and chairs.

On the first floor are three bedrooms, all with feature fireplaces and the recently modernised bathroom. To the rear of the property is a courtyard garden. On road permit parking available.



01392 459922
www.weekesesateagents.co.uk


 weekes
 estate agents

West Grove Road is situated in the favoured area of St Leonards, close to excellent local amenities. The property is only a short walk from a number of private schools including Exeter School and The Maynard. There are also a number of state schools at all levels together with a red brick University and expanding College. The Royal Devon and Exeter, and Nuffield hospitals are also situated nearby. The cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, a museum and shopping centre, which is again only a short walk away. Rail links to London Paddington are about 2 hours. Exeter airport is 5 miles away providing regular air services to the UK and international destinations.

Front door leading to entrance vestibule with original tiled flooring and door through to

Entrance hall:

Stairs rising to first floor, radiator and door to living room.

Living/dining room:

23'5 x 11'07 (7.14m x 3.53m)

Beautifully finished living room with double glazed bay window to front aspect, attractive wooden flooring throughout. Recently installed log burner with slate hearth and wooden surround. Attractive built in cupboard / tv unit. Radiator.

The dining area offers plenty of space for a large dining table and chairs. Under stairs storage cupboard. Alcove shelving and feature shelf in chimney breast. French doors to kitchen. Radiator

Kitchen/breakfast room:

15'3 x 10'1 (4.65m x 3.07m)

Beautifully fitted modern kitchen with range of wall and base units and attractive wooden work top over with inset belfast sink and breakfast bar. Mosaic tiled splash back surround. Range cooker, Integrated dishwasher and space for fridge freezer. There is space for a dining table and door leading to the private courtyard garden. Wooden flooring continued. Radiator.

First Floor Landing:

Access to loft space, storage cupboard and doors leading to..



Bedroom one:

13'06 x 12'08 (4.11m x 3.86m)

Excellent master bedroom with attractive picture rails and bay sash window to front aspect. Two large built in wardrobes, feature fireplace, Radiator.

Bedroom two:

10'05 x 8'03 (3.18m x 2.51m)

Double bedroom with double glazed sash windows to rear aspect. Feature fireplace and built in wardrobe to one alcove and shelving to second alcove. Radiator.

Bedroom three:

9'05 x 7'06 (2.87m x 2.29m)

Pleasant third bedroom or perfect office space. Bay window to rear aspect. Feature fireplace. Radiator

Bathroom:

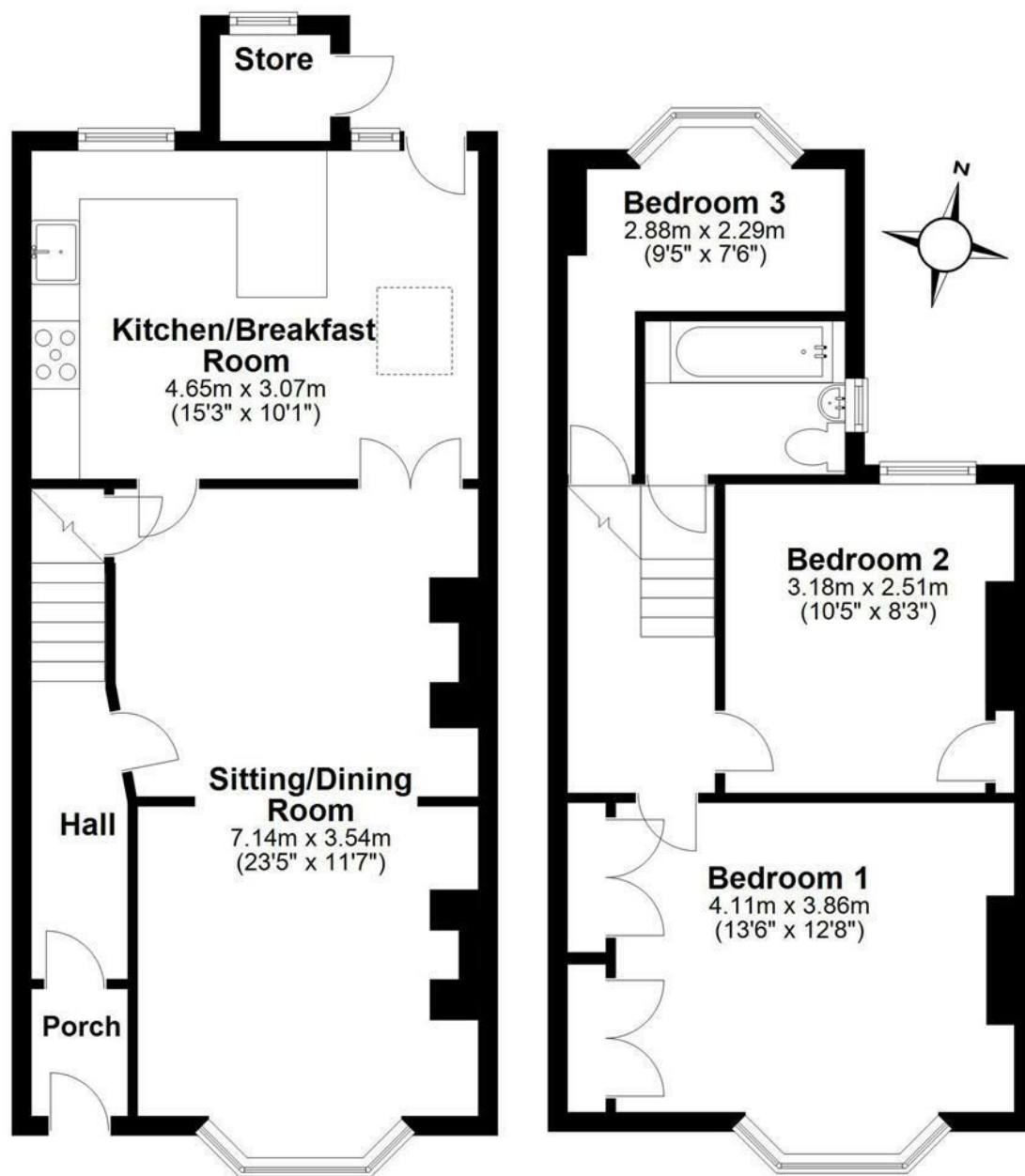
Beautifully finished bathroom, with bath and shower over, with fully tiled surround. Low level W/C, pedestal wash hand basin inset in storage cupboard, mirrored bathroom cabinet over. Frosted double glazed window to side aspect. Heated ladder style towel rail.

Garden:

Lovely courtyard garden, making the perfect BBQ space to be able to enjoy the evening sun, Rear gate to pathway behind, useful for bike or pushchair access. Outhouse housing washing machine and tumble drier.

On road permit parking available.





Ground Floor **First Floor**
 Total area: approx. 86.8 sq. metres (934.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		