



Bonnington Grove, Exeter, EX1

Guide Price £375,000





This stunning 3 bedroom home is presented to the highest of standards. The property has 3 double bedrooms, large open lounge, separate dining room with a modern kitchen. Located minutes from Heavitree Park, Exeter RD&E and City Centre.



Key Features

- Modern Throughout
- Lots of Characteristic Features
- Modern Beautiful Bathroom
- Three Double Bedrooms
- Sleek Modern Kitchen
- Feature Fireplaces
- Separate Dining Room
- Easy Maintainable Landscaped Garden
- Ample Storage Throughout
- Great Location With Parks & Amenities Close By









This stunning 3 bedroom family home is beautifully presented throughout and to the highest of standards. Located only minutes from Heavitree Park, Exeter RD&E and City Centre the location is ideal for a working professionals or family life.

Well regarded primary & secondary schools are within easy access of the property, as is Heavitree Park. The property is conveniently located close to a bus route, train station and is well situated for access to major road links including the M5 and A30.

The bright entrance hall to this property leads to the rooms on the lower floor and to the stairs. The vestibule provides storage for jackets and shoes.

The living room is radiating with character with a stunning feature fireplace, coving, integrated storage, shelving and picture rails. The detail in this room is particularly special whilst the stripped wood floors run throughout the house. The dining room has a large window overlooking the garden and access to fitted storage.

The kitchen consists of modern cabinets with plenty of space for kitchen essentials and ample space for appliances. There is a large window overlooking the garden and access to the rear garden.

On the first floor of the property, we have 3 good sized bedrooms 2 of which are good sized doubles and have feature fireplaces. The family bathroom is also located on this floor which has been beautifully decorated and consists of a bath with shower overhead, WC and hand wash basin.

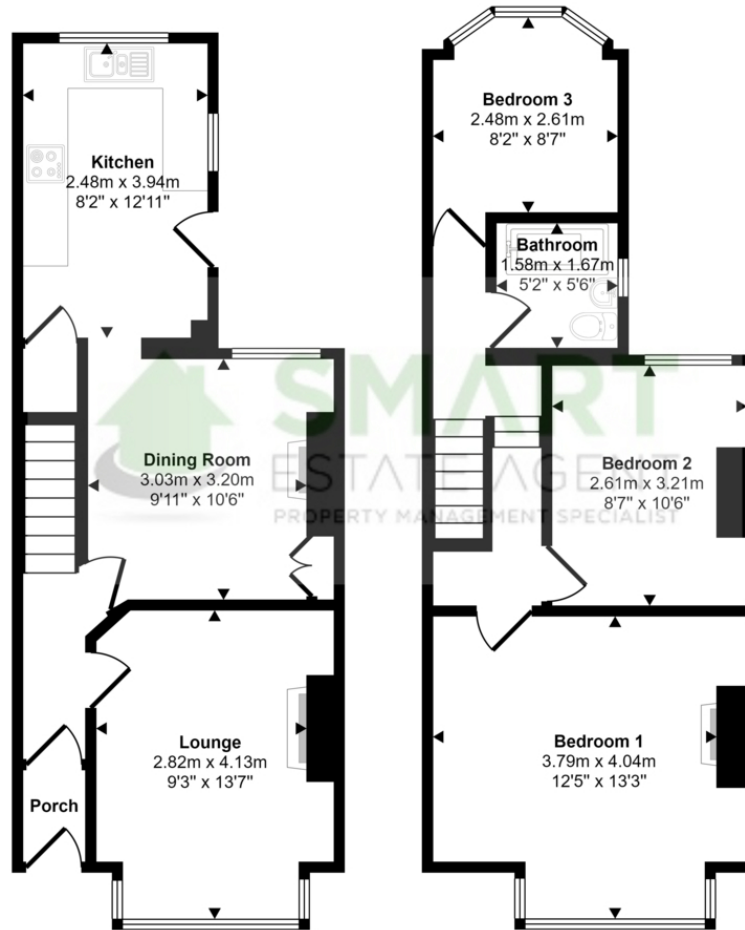
The rear garden is an amazing little retreat and also a great space for entertaining and al fresco dining. There is a patio area and a laid grass area perfect for children or pets to play on. At the rear of the garden is a storage shed for the garden essentials and rear access to the pathway behind.







Approx Gross Internal Area
82 sq m / 880 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft

First Floor
Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type:

Council Tax Band: C

Council Authority: