



East of 
ESTATE AGENTS

24 East Grove Road
Exeter £425,000

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A delightful two bed Edwardian mid-terrace located in the very heart of the sought after St Leonard's area. East Grove Road along with its neighbouring West Grove Road are two lovely quiet streets that are synonymous with the beautiful multicoloured front facing gables which gives the street its character and charm. The property is located just 10 minutes walk from the city centre and within minutes walk to Magdalen Road with its eclectic shopping parade along with St Leonard's C of E primary school, the RD&E and the Nuffield hospital. This delightful property has two spacious reception room, and a light and airy kitchen whilst to the first floor are two bedrooms and a large family bathroom. Out to the rear is a south facing courtyard garden that revels in the afternoon sun.

Edwardian Mid-Terrace | Two Bedrooms

| Sitting Room | Dining Room

| Kitchen & Rear Conservatory

| Rear Courtyard Garden

| Sought After St Leonard's Area

| Central Exeter Location

APPROACH

Turning off St Leonard's Road there are the two characterful roads of West Grove Road (on the left) and East Grove Road (on the right), and along the junction of the two are ample free 2 hours parking amongst the residential parking, and number 24 can be found on the right hand side. To the front of the property is a low brick wall behind which is a small front garden.

HALLWAY

Into the property and the small lobby is separated the main hall way by a beautiful stained glass door with fan light window above. Stairs lead up to the first floor and the hallway opens out into the rear reception room.



SITTING ROOM 3.89m by 3.58m

The sitting room is a beautiful room with a large bay window looking out over the street and the thick original coving. The fire place has been refitted to form a book case with white wooden panelling surround.

DINING ROOM 4.59m by 3.29m

An open planned dining room forms the second reception room to the middle of the house, with engineered oak flooring running through the room and a glass picture door to the side return offering views along the beautifully planted garden.

KITCHEN 3.21m by 2.90m

The spacious galley kitchen has been fitted with a range of cream shaker style wall and base units topped with a black granite effect work top with inset sink and gas hob and finished with white wall tiles. To the corner is space for kitchen table and chairs and out to the rear the conservatory has space for white goods.

BATHROOM 3.28m by 2.90m

Off the first floor is the spacious family bathroom. The bathroom has been fitted with matching white W.C and hand basin along with a 'P' shaped bath with mixer shower over the top.

BEDROOM 2 3.29m by 2.97m

Bedroom two is a charming room that looks out over the rear garden. The room is spacious enough for a double bed and has a built-in wardrobe.

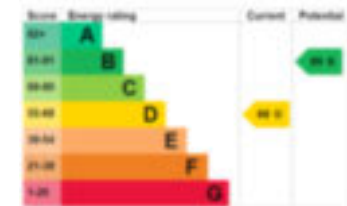
BEDROOM 1 4.59m by 3.89m

Bedroom one is a magnificent light and airy room with its character bay window that overlooks the street to the front.

GARDEN

Out the rear is a south facing courtyard garden that revels in the afternoon sun. The wooden borders have been planted with an array of herbs and shrubs and a gate leads out to a rear passage running along the rear of the terrace.





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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.