



Bonnington Grove
Heavitree OLEO £350,000

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A beautifully preserved and immaculately presented 1930s Victorian-style mid-terrace home offering three bedrooms, elegant living spaces, and a wealth of original period features. This fine example of early 20th-century architecture combines character with comfort, blending authentic charm with tasteful modern touches. Situated in one of Heavitree's most desirable residential streets, the property presents a rare opportunity to own a stunning period home in this sought-after part of Exeter.

Period Mid -Terrace Property | Three Bedrooms | Sitting Room | Dining Room | Kitchen | Bathroom | Beautiful Garden |

DESCRIPTION

From the moment you step into the welcoming entrance lobby, the sense of history and craftsmanship is unmistakable. A stained glass inner door opens into the hallway, where exposed floorboards set the tone for the warmth and character found throughout the home. The front lounge enjoys a striking box bay window that fills the room with light and highlights the original open fireplace, complete with a white marble hearth and surround. The dining room continues the period theme with a second fireplace and built-in storage, creating a charming and well-proportioned space. Beyond lies the bright and stylish kitchen, fitted with classic white shaker-style cabinetry, wood-effect worktops, and a tiled splashback. A window above the sink frames pleasant views of the rear garden, while a side door allows direct access outside.

Upstairs, the property offers three bedrooms arranged around a light and airy landing. The principal bedroom at the front features a generous box bay window and original fireplace. The two further bedrooms are beautifully proportioned, one with a garden outlook and the other with another character fireplace. The family bathroom is tastefully appointed with a panelled bath and shower over, complemented by a modern suite and elegant stone-effect tiling.



GARDEN & GROUNDS

The rear garden provides a delightful private retreat, thoughtfully arranged with a mix of paved and lawned areas. A path leads from the side access to a sheltered seating space, ideal for enjoying the garden's tranquillity.

The main section features a generous paved terrace and well-tended lawn bordered by established flowerbeds bursting with seasonal colour and mature shrubs. Towards the rear stands a substantial garden shed and a gate opening to the rear service lane. Framing this gateway is a beautiful arched rose bush, providing a charming and memorable flourish to this picturesque outdoor setting.

LOCATION

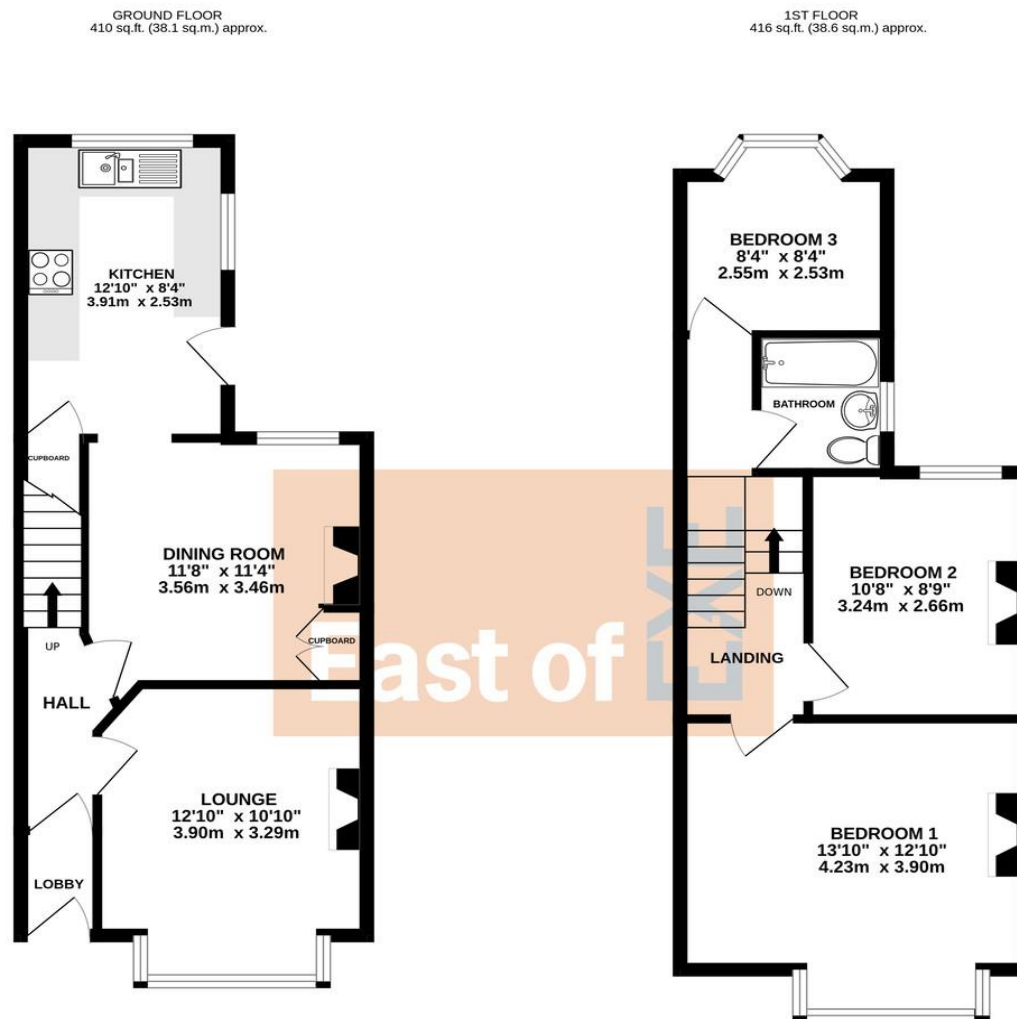
Nestled in the heart of Heavitree, this home enjoys an exceptional location within one of Exeter's most vibrant and well-connected neighbourhoods. The property is just a short stroll from Ladysmith Infant and Junior Schools and St Michael's Church of England Academy, making it ideally placed for local schooling. Everyday amenities are close at hand, with Heavitree's independent shops, cafés, and services all within easy walking distance.

The South Lawn Medical Practice and Heavitree Health Centre are nearby, while Heavitree Park provides open green space for recreation and leisure. Excellent transport links and level walking routes lead directly into Exeter city centre, offering access to the city's rich selection of shops, restaurants, and cultural attractions, as well as its mainline railway stations and the historic Cathedral Close.

AGENT NOTES

Tenure: Freehold
Council Tax Band: C
Council: Exeter District Council
Parking: Permit parking
Garden: Private rear garden
Electricity: Mains
Gas: Mains
Heating: Gas
Water supply: Mains
Sewerage: Mains
Broadband: Full Fibre Broadband With 1600 MPS Download & 115MPS Upload
Mobile Signal: Several networks currently showing as available at the property including... EE & 3





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		

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