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*61 West Grove Road, Exeter, Devon, EX2 4LU*



SOUTHGATE  
— ESTATES —

£425,000

*Guide Price*







## 61 West Grove Road

A beautifully presented home located in the heart of the highly desirable area of St Leonard's. The property is complemented by many period features, including decorative corbels and cast-iron fireplaces. The internal accommodation briefly consists of an entrance vestibule and hallway leading to the open-plan lounge diner, with access to the kitchen and lean-to. Upstairs are the two double bedrooms and the sizeable family bathroom. Externally, the property enjoys a walled garden to the rear.

The property is ideally situated close to a number of amenities, including a primary school and nursery, GP surgeries, Bull Meadow Park and the popular Magdalen Road with a variety of independent shops and cafes. Both Exeter's High Street and the picturesque quayside are also just a short distance from the property, featuring many more shops, eateries and transport links.

Ground Floor The front door opens to the entrance vestibule which offers period tiled flooring and a further door into the hallway. This space provides access to the lounge diner, along with stairs rising to the first floor, with a feature exposed brick wall and decorative corbels. The dining room is a well-proportioned reception room, with an opening into the lounge area, creating a pleasant open-plan layout. The lounge benefits from a bay window to the front aspect, along with a wood-burning stove which is a real focal point of the room. Double doors open into the useful lean-to leading out to the garden, and a door opens into the kitchen. The kitchen contains a range of shaker-style wall and base units with solid wood worktops, a tiled splashback and a Belfast sink with a mixer tap over. Integrated appliances include a fridge freezer and microwave, and space is available for a range cooker with an extractor hood over, plus a washing machine. Additionally, windows face the rear and side aspects, allowing ample natural light to the room.







*First Floor* Stairs lead to the first floor which accommodates the two double bedrooms and the bathroom. The spacious master bedroom offers a bay window to the front aspect and also features an attractive cast-iron fireplace with built-in storage to the alcoves. The second bedroom is a further double room enjoying a window to the rear aspect. Lastly, the impressive four-piece bathroom is complemented by a roll-top bath with a period-style mixer tap and shower head over, a separate shower cubicle, a wash basin with a vanity unit below, and a close-coupled WC. A frosted bay window faces the rear aspect, and a further frosted window is to the side.

*Garden* Doors lead out to the delightful walled rear garden which is paved, providing a low-maintenance space for seating and outdoor entertainment. There is also a log store, a shed for storage, and a gate allowing pedestrian access to the rear.

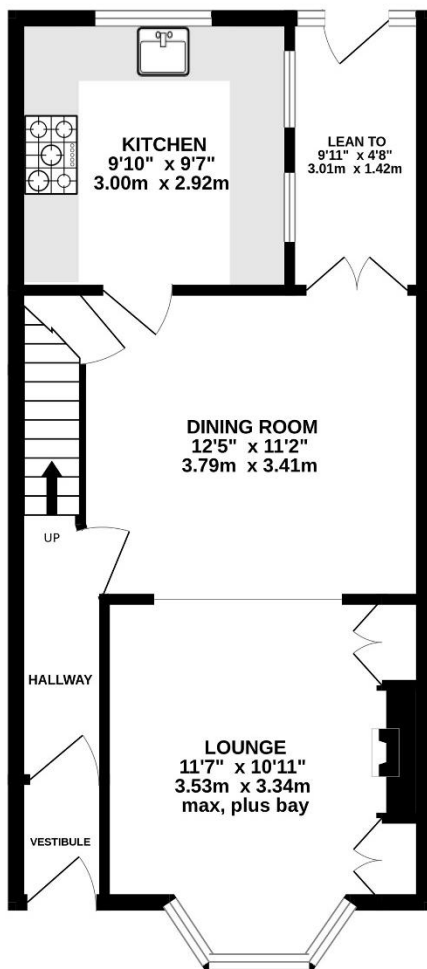
*Property Information* Tenure: Freehold. Council tax band: C.



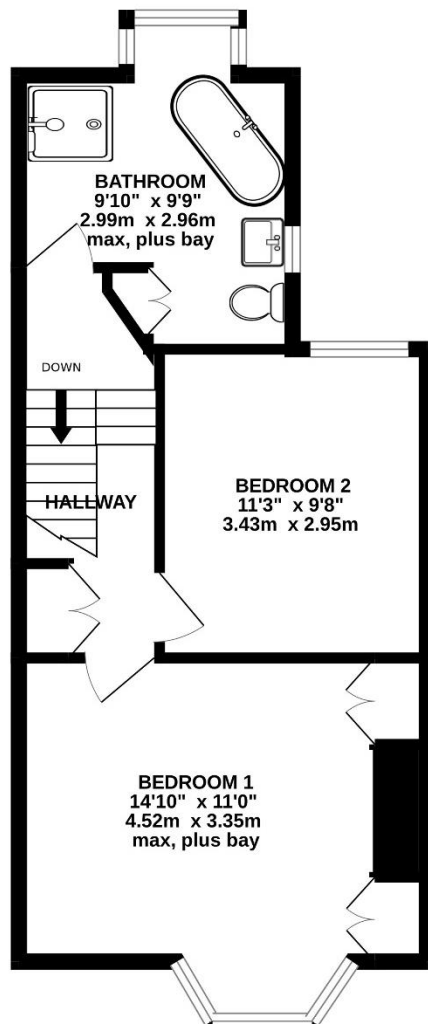
- *Terraced House*
- *Highly Desirable Location*
- *Beautifully Presented*
- *2 Double Bedrooms*
- *Enclosed Garden*
- *Period Features*



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Energy Performance Rating:*

*EPC Awaiting*



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