



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street - Permit



Courtyard Garden



Council Tax Band: C

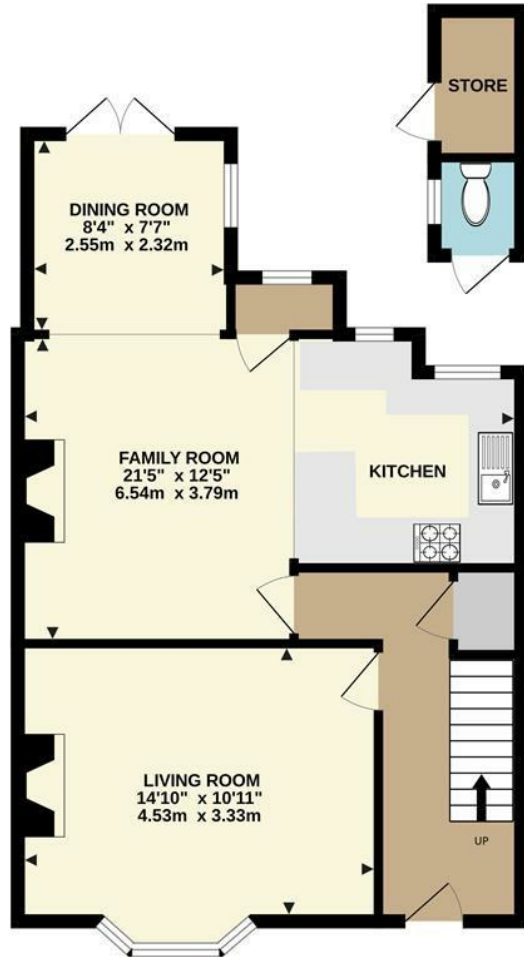
£485,000 Freehold



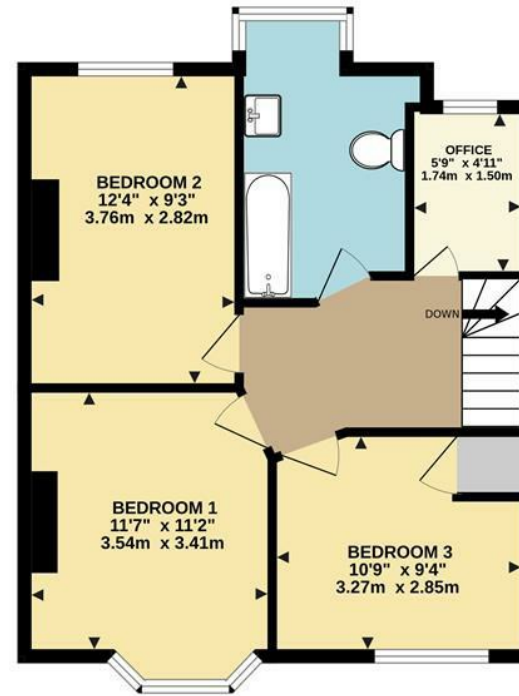
West Grove Road,
St Leonards, Exeter, EX2 4LU

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A beautifully presented and deceptively spacious three bedroom home with many character features, located on this highly desirable residential road in the heart of St Leonards. The property offers fantastic access to Exeter's City Centre, Historic Quayside and parade of independent shops on Magdalen Road. The University Of Exeter, County Hall and RD&E Hospital are also within easy reach. Access to local schools is also highly convenient with a choice of well regarded private and state schools such as Exeter School & St Leonards (CofE) Primary School close by.

This extended Edwardian terrace offers accommodation that is light and spacious throughout with wonderfully high ceilings. The entrance hall is welcoming, with a feature tiled floor, offering access to the living room and open plan kitchen/diner/family room at the rear of the property. This room is the heart of the home enjoying a shaker style kitchen, feature fireplace, living and dining area with French doors that open out onto the rear garden. The living room enjoys a bay window and fireplace with a decorative tiled surround. To the first floor are three generous bedrooms and a study/dressing room. A spacious contemporary bathroom completes the first floor accommodation. To the rear of the property is a courtyard garden which enjoys a good degree of privacy. The garden features rear access, a store and outside WC.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.

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