



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street - Permit  
Required



Courtyard Garden



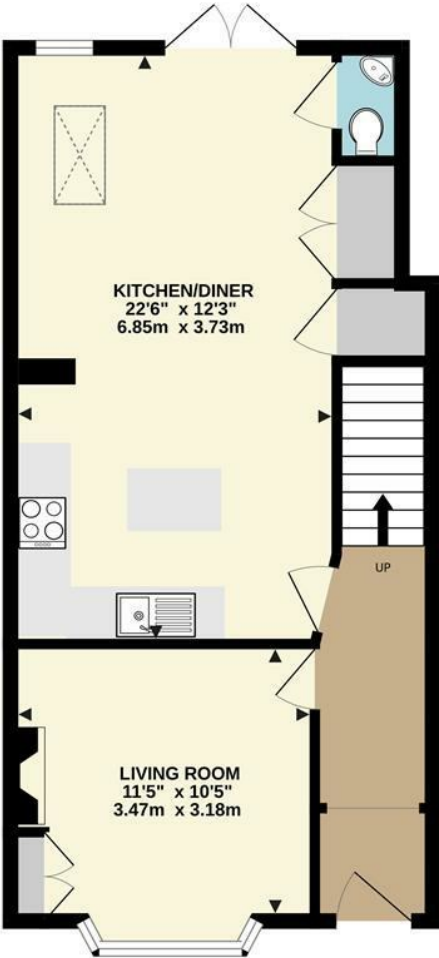
Council Tax Band: C

£450,000 Freehold

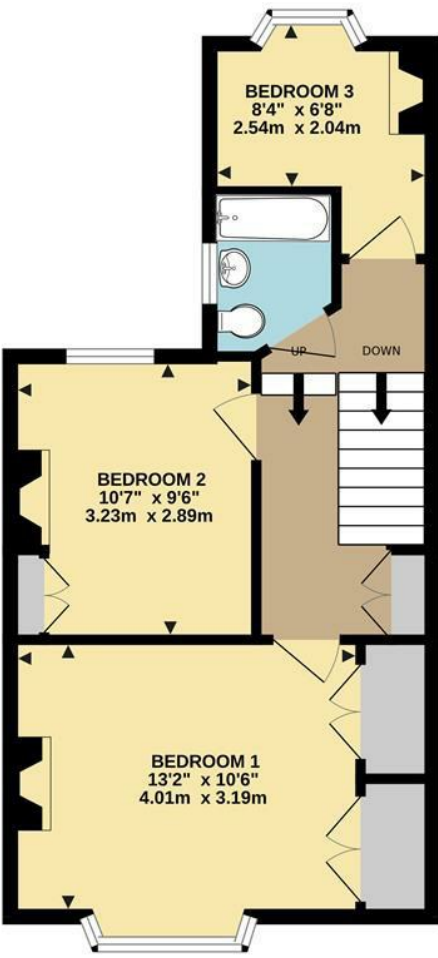
West Grove Road,  
St Leonards, Exeter, EX2 4LU

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



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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## SUMMARY

An exceptionally well presented three bedroom Edwardian terrace offering extending accommodation on the ground floor, a delightful courtyard garden and occupying a highly highly convenient position in this well regarded residential area.

Located on one of the most sought after roads in 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 St Leonards (CofE) Primary School close by.

The accommodation is beautifully presented with rooms that feel light & spacious, retaining the character of the property whilst offering a contemporary feel. The accommodation comprises in brief, entrance hall, bay fronted living room with feature fireplace and wood burning stove. The kitchen/diner/family room is a particular feature of this property. The space features a contemporary kitchen, utility cupboard, WC and double doors that open out onto the rear courtyard garden. Three bedrooms and a bathroom fitted with a modern suite complete the accommodation to the first floor.

Outside the property enjoys a decked courtyard garden, a gate provides pedestrian access via a service lane.

Naomi J Ryan Estate Agents are delighted to bring this wonderful property to the market for sale and highly recommend internal viewing.

### 360 VIRTUAL TOUR

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

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,400 per calendar month, providing a gross rental yield of 3.7%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

### VIEWING ARRANGEMENTS

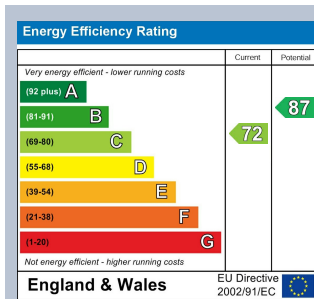
Strictly by appointment with Naomi J Ryan Estate Agents.

### 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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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.

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . enquiries@naomijryan.co.uk  
www.naomijryan.co.uk  
company registration number 6693899