

naomi j ryan
estate agents



Guide Price £395,000

Freehold



East Grove Road,

St Leonards, Exeter, Devon, EX2 4LX

A spacious and well presented four bedroom terraced house retaining many period features and located in this highly sought after residential road. The property is ideally situated within easy walking distance of the Magdalen Street "Village" shops and restaurants. The Royal Devon & Exeter Hospital and the well regarded Exeter School are also within easy reach. The accommodation comprises entrance porch, hallway, open plan living/dining room, kitchen, garden room, four bedrooms, first floor bathroom, gas central heating and double glazing where stated. Outside is a delightful enclosed rear courtyard garden. The property is being sold with no onward chain and internal viewing is highly recommended.

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ACCOMMODATION

- 4 Bedrooms
- Well Presented Throughout
- Sought After Residential Road
- Open Plan Living/Dining Room
- Kitchen
- Garden Room
- First Floor Bathroom
- Gas Central Heating
- No Onward Chain
- Viewing Highly Recommended

The accommodation comprises
(all measurements are approximate):

ENTRANCE PORCH

Coving to ceiling. Dado rail. Decorative tiled flooring. Part glazed door through to:

HALLWAY

Decorative Frieze archway. Stairs to first floor. Radiator. Dado rail.

LIVING ROOM 12'4" x 11'7" (3.78m x 3.54m)

Measurement includes the depth of the bay window to front. Impressive fireplace with decorative tiled hearth and surround. Radiator. Picture rail. Double glazed windows to front.



DINING ROOM 12'5" x 10'8" (3.80m x 3.27m)

Picture rail. Feature fireplace. Radiator. Part glazed door into garden room. Door through to:

KITCHEN 10'3" x 9'9" (3.14m x 2.98m)

Fitted with a matching range of cream shaker style wall and base units. Roll edge work surfaces over with tiled splash back. Inset stainless steel single drainer sink unit with mixer tap. Space for electric cooker. Space for washing machine. Under stairs storage cupboard. Double glazed window to rear. Single glazed window and part glazed door into garden room to the side.

GARDEN ROOM 10'0" x 4'7" (3.07m x 1.42m)

High level double glazed windows to side. Part glazed double glazed door to garden.

FIRST FLOOR LANDING

Dado rail. Stairs up to second floor with storage cupboard under.

BEDROOM 1 15'1" x 12'11" (4.61m x 3.94m)

Measured into the bay window. Picture rail. Built in storage cupboard. Radiator. Feature painted fireplace. Double glazed windows to front.

BEDROOM 2 10'8" x 9'8" (3.26m x 2.95m)

Radiator. Double glazed window to rear.

BEDROOM 3 12'7" x 5'8" (3.84m x 1.74m)

Radiator. Single glazed oriel window to rear.

BATHROOM

Comprising white panelled bath with electric shower over and part tiled walls. Wash hand basin with tiled splash back. WC. Extractor fan. Double glazed window to rear.

SECOND FLOOR

Velux window over stairwell with door opening into:

BEDROOM 4 13'11" x 11'3" (4.26m x 3.45m)

Velux windows to the front and rear. Inset ceiling spotlights. Radiator. Access to eaves storage space to both front and rear.

OUTSIDE

To the rear of the property is an enclosed and delightful courtyard garden with gate giving pedestrian access to the rear. A store shed houses the wall mounted gas fired boiler. To the front is a small enclosed area of garden with decorative tiled pathway leading up to the front door.

COUNCIL TAX

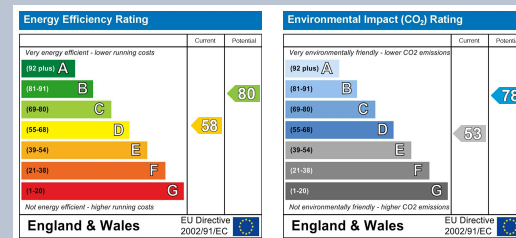
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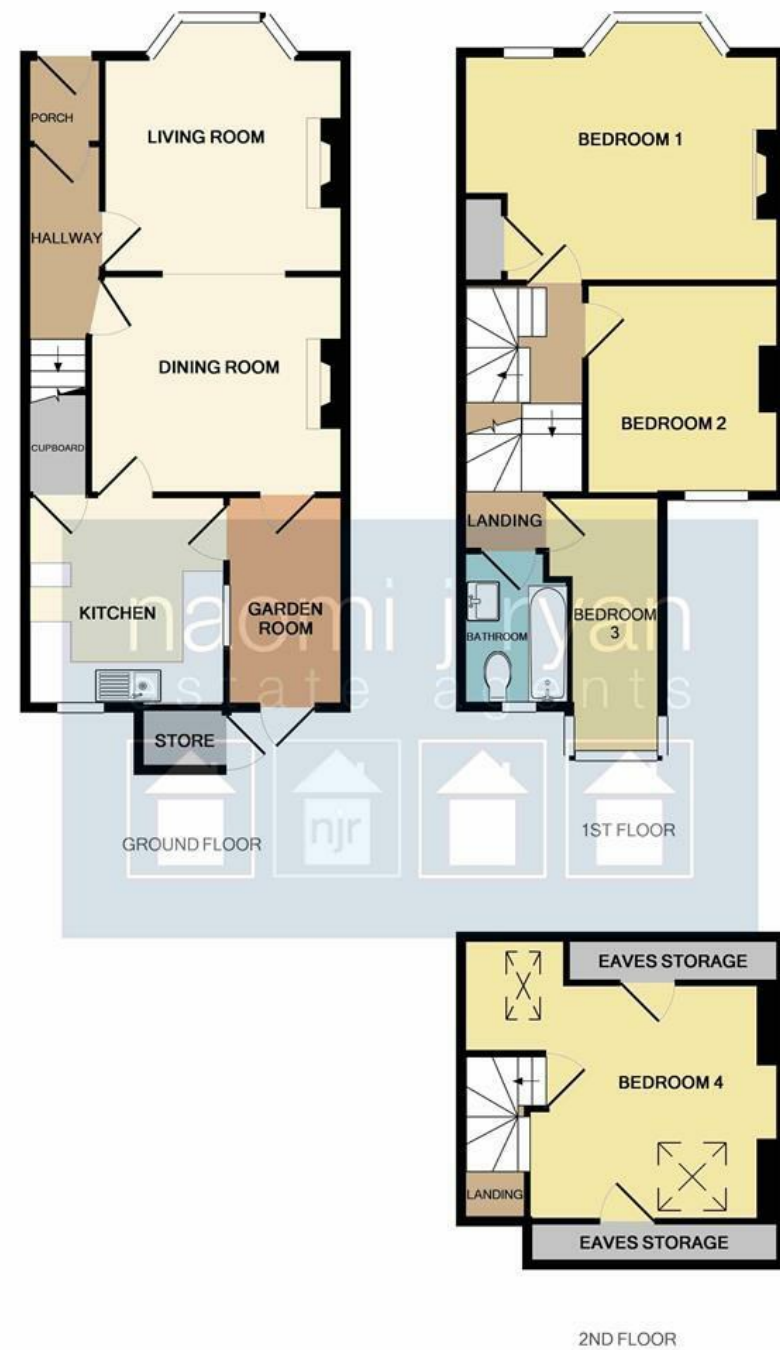
VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents on 01392 215283.

AGENTS NOTE

The property is being sold with no onward chain.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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