

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



In need of refurbishment Cooksleys are proud to bring to the market this three bedroom bay fronted period property in the heart of St Leonards. Situated in a popular no through road location with good access both in and out of the city. The accommodation benefits from an entrance hall, lounge, dining room, kitchen, utility room, three bedrooms, bathroom, enclosed rear garden. Ideal for cash buyers, viewing is highly recommended.

Offers in the Region of £250,000 Freehold DCX02494

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hallway

Accessed via a part frosted front door, access to the dining room, stairs to the first floor landing, part tiled flooring, radiator.

Dining Room 12' 4" x 10' 6" (3.754m x 3.189m)

Rear aspect french doors opening to the utility room, door to the kitchen, opening to the lounge. Wooden flooring and radiator.

Lounge 12' 6" x 11' 7" (3.799m x 3.519m)

Front aspect bay window, feature fireplace, television point, radiator.

Kitchen 10' 11" x 9' 7" (3.323m x 2.921m)

Rear aspect UPVC double glazed window, side aspect window, fitted range of eye and base level units, stainless steel sink and a half with a single drainer, rolled edge work surfaces, wall mounted boiler, plumbing for a washing machine, further appliance space, tiled flooring, door to the utility room, under stairs storage cupboard.

Utility room

Perspex roof, access to the rear garden.

First Floor Landing

Doors to bedroom one, bedroom two, bedroom three and bathroom, storage cupboard.

Bedroom One

Front aspect bay window, built in wardrobes with hanging space and shelving, radiator.

Bedroom Two

Rear aspect sash window, storage cupboard housing the hot water tank.

Bedroom Three

Rear aspect bay window and radiator.

Family Bathroom

Side aspect frosted window, bath, WC, spotlights and wooden flooring.



Rear Garden

Enclosed low maintenance rear garden with pedestrian rear access, wooden shed.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

12/19/24, 11:09 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

28 West Grove Road D20 1TH EGL 1LJ	Energy rating F	Valid until 17 December 2034
		Certificate number 6490-5988-0822-3491-3243

Property type
Mid-terrace house

Total floor area
80 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions that mean a property cannot be let](#) or go to [GOV.UK](#) to find out more about the regulations and exemptions.

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

<https://find-energy-certificate.service.gov.uk/energy-certificate/6490-5988-0822-3491-3243>

