

WEST GROVE ROAD

EXETER, EX2 4LU

Robert Williams

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“A spacious and well-presented first-floor flat with a recently renewed kitchen and bathroom, enjoying a superb location”.

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Occupying the first floor of an attractive period property, 1 West Grove Road is a spacious and well-presented one-bedroom flat in a convenient Exeter location. The accommodation offers generous proportions, plenty of natural light and pleasant open views, with the added benefit of a recently renewed kitchen and bathroom, gas central heating and double glazing. The property is being sold with no onward chain and the benefit of owning the building freehold.

The accommodation is approached via a private entrance vestibule and hallway, with stairs rising to a spacious first-floor landing that provides a useful open-plan study or home-working area. The sitting room is a comfortable and characterful space, featuring a pleasant outlook across the nearby green space, fitted shelving and a feature fireplace. The recently renewed kitchen/dining room is generous and enjoys integrated double oven, induction hob dishwasher and washing machine. The bay window provides the perfect space for a dining area. There is a well-proportioned double bedroom with fitted storage, again enjoying an open outlook, together with a recently renewed modern bathroom.

West Grove Road is highly sought-after and conveniently positioned for a good range of local shops, amenities and transport links, while Exeter city centre is also within easy reach.

1	bedrooms	1	bathrooms
1	receptions	0	car spaces

Local Authority: Teignbridge Council

Council Tax Band: G

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C



















West Grove Road

Approximate Gross Internal Area = 69.0 sq m / 743 sq ft

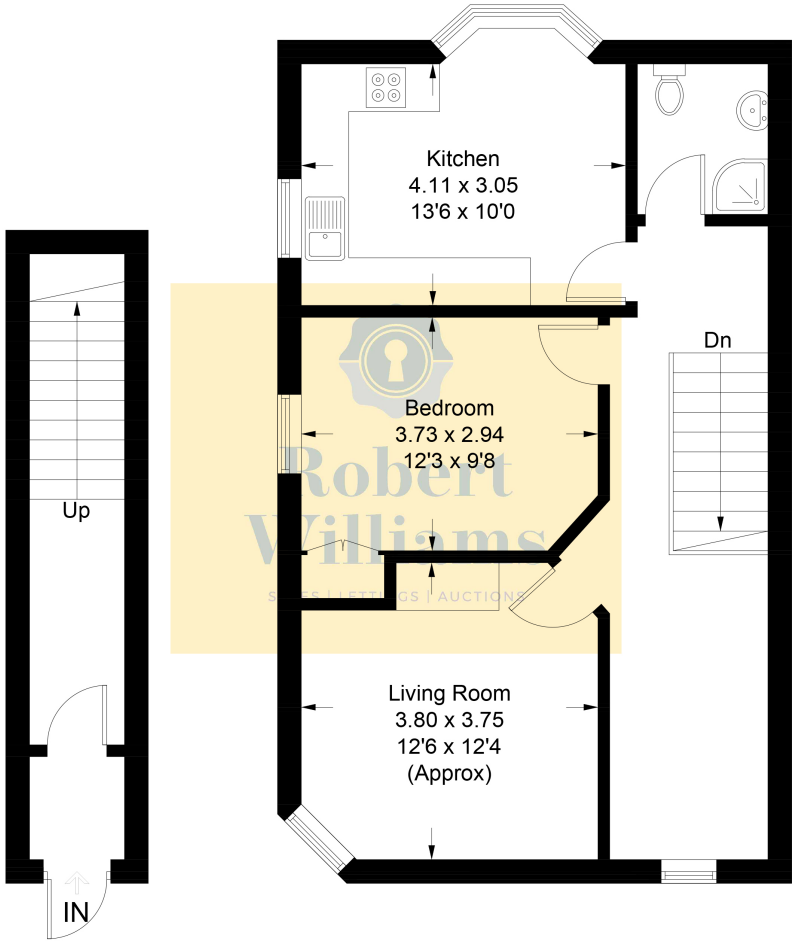


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.