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*17 Mont Le Grand, Exeter, Devon, EX1 2PA*



SOUTHGATE  
ESTATES

£545,000





## *17 Mont Le Grand, Exeter*

A beautifully presented four bedroom period home, situated in the sought-after area of Mont Le Grand, Exeter, combining a wealth of character features with stylish modern improvements. The property has been recently redecorated throughout, with a refurbished kitchen breakfast room enhancing the overall finish, while an enclosed rear garden provides a pleasant outdoor space. The internal accommodation briefly comprises an entrance hallway, a living room opening into the dining room, and a kitchen breakfast room to the ground floor. Situated across the top two floors are four bedrooms, an impressive bathroom and a separate shower room.

The property is ideally positioned within close proximity to both Heavitree's high street, and Exeter's city centre, offering convenient access to a wide range of amenities, transport links and well-regarded schools, making it attractive to a variety of buyers.





*Accommodation* The front door opens into a welcoming entrance hallway which provides access to the principal ground floor rooms, along with stairs rising to the first floor incorporating storage below. The living room is a well-proportioned and elegant reception space, benefitting from a bay window to the front aspect, and retaining a number of attractive period features, including a decorative cast-iron fireplace, picture rails and attractive coving. An archway opens into the dining room, allowing a seamless connection between the two reception spaces, providing a further generous room offering an ideal space for formal dining or entertaining, with doors opening to the garden at the rear and another decorative cast-iron fireplace. The kitchen breakfast room has been recently refurbished and is finished to a high standard, comprising a range of contemporary units and worktop space, along with ample room for dining. Appliances include two ovens with a 5-ring induction hob and extractor hood over, a fridge freezer, a washing machine and a dishwasher. An additional window faces the side aspect and double doors open out to the rear garden, allowing for plenty of natural light and creating a bright and sociable space. On the first floor, you'll find two well-proportioned double bedrooms, with the master bedroom enjoying two windows to the front aspect, a cast-iron fireplace and ample built-in storage. The standout feature on this level is the generously sized main bathroom, beautifully appointed with a classic roll-top bath, wash basin and WC. The space is enhanced by its charming décor and ample natural light, creating a bright yet characterful setting. A separate shower room further adds to the home's practicality and convenience. The second floor hosts the remaining two bedrooms, both of which are good-sized bedrooms with built-in storage and windows to either the front/rear aspects, both with pleasant outlooks. There is also a wash room between the bedrooms which offers further space for storage and a wash basin.

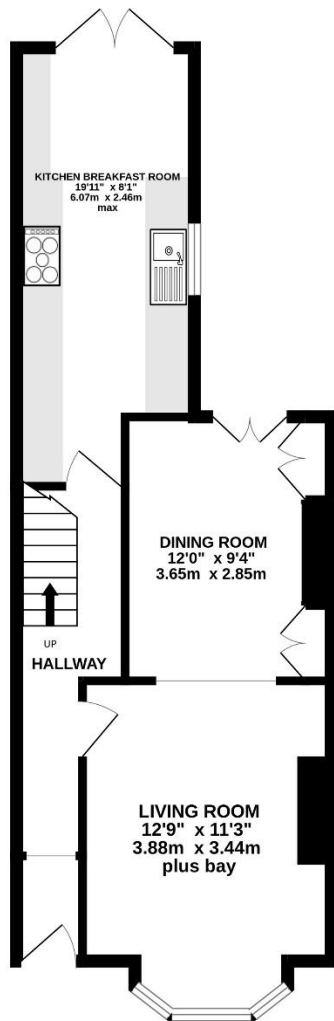
*Outside* To the rear, the property benefits from a charming, low-maintenance garden, thoughtfully arranged to create an inviting outdoor space. A paved seating area provides the perfect spot for al fresco dining, while a gravelled section with well-stocked potted plants and established borders adds colour and interest throughout. The garden is enclosed by fencing and mature planting, offering a good degree of privacy, and also features a useful storage shed.

*Property Information* Tenure: Freehold. Council tax band: E.

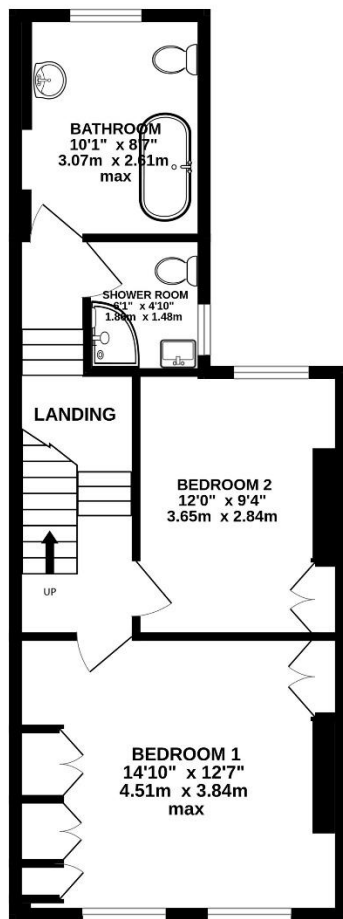
- *Period Property*
- *Beautifully-Presented*
- *Character Features*
- *Enclosed Garden*
- *4 Bedrooms*
- *Prestigious Location*



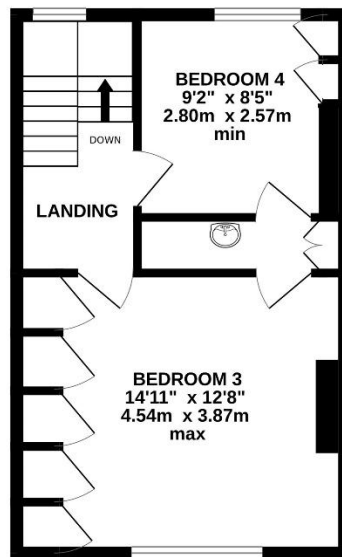
GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.

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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### Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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