



East of 
ESTATE AGENTS

East Grove Road
St Leonards, Exeter £450,000

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A beautifully presented three double bedroom mid-terrace home situated in the highly sought-after St Leonards area of Exeter. Combining character features with stylish modern improvements, this spacious property offers versatile accommodation, an impressive open-plan living space, a contemporary kitchen, and a fully enclosed rear garden

Three Double Bedrooms | Character Features Throughout | Open Plan Sitting and Dining Room | Modern Fitted Kitchen | Family Bathroom and Cloakroom | Fully Enclosed Rear Garden | Sought After Location | No Onward Chain |

DESCRIPTION

The welcoming sitting room enjoys an attractive bay window, flooding the room with natural light, while a feature wood-burning stove creates a warm and inviting focal point. The accommodation flows seamlessly through to the dining area, creating a superb open-plan living environment ideal for both everyday family life and entertaining guests. To the rear of the property is a modern fitted kitchen featuring sleek contemporary units, ample worktop space, integrated cooking appliances and direct access to the rear garden through French doors. The kitchen offers an excellent combination of practicality and style, with views across the garden and plenty of space for informal dining. A stylish cloakroom finishes off the downstairs accommodation

On the first floor are three generous double bedrooms, providing flexible accommodation for families, professionals, or those working from home. The family bathroom is well-appointed and finished to a modern standard.

Outside, the fully enclosed rear garden provides a private secure outdoor space including a composite decked area, ideal for relaxing and entertaining. A rear gate offers convenient access to the service lane.



LOCATION

Situated on East Grove Road in a popular residential area of Exeter, this property enjoys a convenient position within easy reach of the city centre. Exeter offers a wide range of amenities including shops, restaurants, cafes, and excellent transport links, with the mainline train stations and major road networks easily accessible.

Just a short walk away is the vibrant Magdalen Road, one of Exeter's most sought-after neighbourhood destinations. Renowned for its independent character, the road boasts an excellent selection of artisan cafés, popular restaurants, delicatessens, bakeries, boutiques and specialist food shops, creating a thriving community atmosphere that is highly valued by local residents.

The property is also well placed for local schools, including the highly regarded St Leonard's C of E Primary School, Exeter School and The Maynard School, which is within easy walking distance and is known for its strong community ethos and excellent reputation among local families.

There are also nearby green spaces and riverside walks, making it an attractive location for both families and professionals alike. The nearby Quayside provides excellent leisure opportunities, while the surrounding area benefits from a friendly neighbourhood feel combined with the vibrancy of city living.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at time of marketing: -

Tenure: Freehold

Council Tax Band:

Council: Exeter City Council

Parking: Parking Permit

Garden: Enclosed Rear Garden

Electricity: Mains

Heating: Mains Gas Boiler

Water supply: Mains

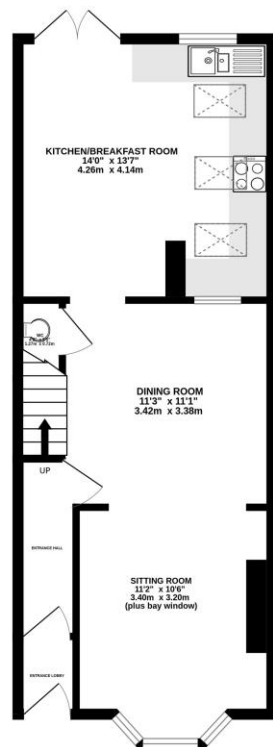
Sewerage: Mains

Broadband: Full Fibre Broadband Available with upto 1600mbps download and 115mbps upload

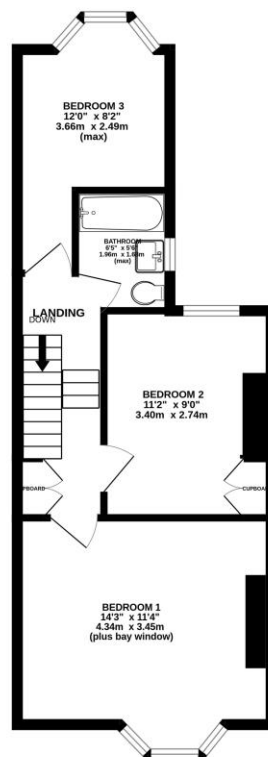
Mobile Signal: Several networks currently showing as available at the property including 3 and Vodafone.



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metriplex (2020)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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