



A bright and spacious mid-terrace character home offering three well-proportioned bedrooms, ideally located in the highly sought-after Heavitree area of the city. The property enjoys convenient access to Heavitree High Street with its wide range of amenities, as well as Royal Devon and Exeter Hospital, the city centre, and local rail connections. Inside, the home boasts two generous reception rooms, a modern kitchen and bathroom, and an enclosed rear garden. Offered to the market with no onward chain.

Bonnington Grove
Exeter £350,000

West of 

Bonnington Grove Exeter £350,000

Attractive mid terrace city home | Three generous sized bedrooms |
 Light and spacious living room with fitted wood burner | Further
 spacious dining room with open fire | Modern fitted kitchen | Modern
 bathroom | High ceilings and tall windows | Enclosed rear garden with
 rear access | Must be viewed | Chain Free

APPROACH

Part glazed composite front door to entrance hallway.

ENTRANCE HALLWAY

Attractive entrance hallway with quality wood effect flooring and doors to living room and dining room. Radiator. Stairs to first floor. Coat hanging space.

LIVING ROOM

10' 8" x 10' 8" (3.25m x 3.25m) (plus large bay window) Bright and spacious room with matching quality engineered wood flooring and large Upvc double glazed bay window to front aspect. Feature fireplace with ornate mantle, tiled hearth and fitted wood burning stove. High ceiling with picture rail. Radiator. TV and telephone points.

DINING ROOM

11' 4" x 10' 8" (3.45m x 3.25m) (max) Further spacious room with tall Upvc double glazed window to rear aspect. Matching quality engineered wood flooring. Feature fireplace with ornate mantle, tiled hearth and open grate. High ceiling with picture rail. Door to kitchen.

KITCHEN

13' 5" x 8' 1" (4.09m x 2.46m) Bright attractive double aspect kitchen with Upvc double glazed windows to rear and side aspects. Modern Shaker style fitted kitchen with range of base, wall and drawer units in cream finish. Solid oak worktop with matching upstands and inset stainless steel sink. Integral electric sink oven and gas hob with glass splash panel and cooker hood over. Integral dishwasher and washing machine. Space for freestanding fridge/freezer. Modern vertical radiator. Matching wall unit housing Worcester gas combi boiler. Concealed worktop lighting. Part glazed door to garden. Door to understair cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to a split level landing. Door to airing cupboard complete with radiator and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

14' 4" x 11' 3" (4.37m x 3.43m) (plus large bay window) Superb master bedroom with large Upvc double glazed bay window to front aspect. High ceiling with picture rail. Radiator. Ornate fireplace with mantle and fitted Victorian style cast iron grate. Telephone point.

BEDROOM 2

10' 7" x 8' 9" (3.23m x 2.67m) Further light and spacious double bedroom with tall Upvc double glazed window to rear aspect. Radiator. High ceiling and picture rail. Ornate fireplace with mantle and fitted Victorian style cast iron grate. Hatch to loft space.

BEDROOM 3

8' 7" x 8' 1" (2.62m x 2.46m) (max, plus bay window) Good sized third bedroom with Upvc double glazed bay window to rear aspect with outlook over the gardens. Radiator. TV and telephone points.

BATHROOM

6' 7" x 5' 3" (2.01m x 1.6m) Modern white suite comprising; low level w.c., hand wash basin set in vanity unit and bath with tiled surround, glass shower screen and mixer shower. Ladder style radiator. Extractor fan. Shaver point. High level Upvc double glazed window with obscure glass.

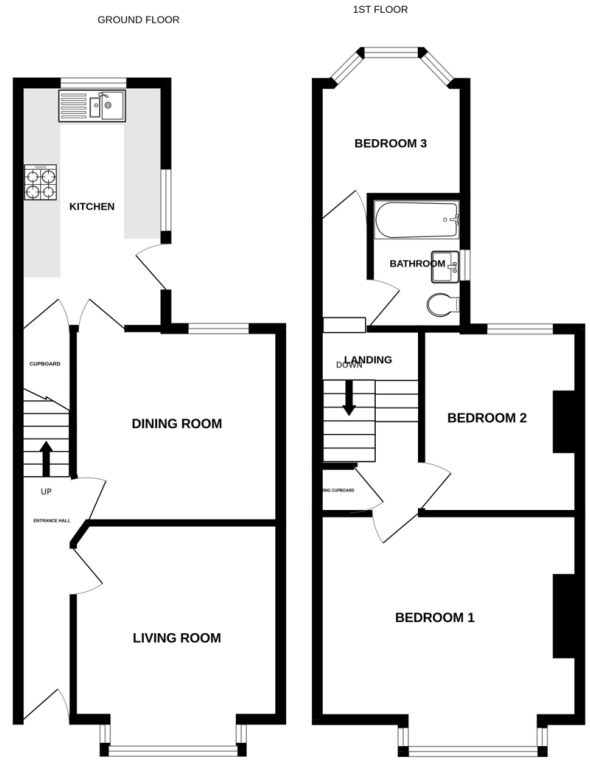
OUTSIDE

FRONT

Gate to small enclosed walled front garden and path to front door.

REAR GARDEN

Attractive enclosed garden arranged over two levels with path leading from the kitchen to a raised decked area - perfect for entertaining, five steps lead down to a further garden area laid to lawn with path leading to a rear access gate and fitted garden shed.



Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metriplex (2020)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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