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25 West Grove Road, Exeter, Devon, EX2 4LU



SOUTHGATE
ESTATES

£420,000

Guide Price





25 West Grove Road, Exeter

A beautifully presented two bedroom terraced property, situated in the prestigious and highly sought-after area of St Leonards, Exeter. The property has been comprehensively refurbished by the current owners to a high standard, combining attractive period features with high quality modern finishes. The internal accommodation briefly comprises an entrance vestibule and hallway, living room and open-plan kitchen diner to the ground floor, with two double bedrooms, a bathroom and a study to the first floor.

The property is ideally positioned within St Leonards, one of Exeter's most desirable locations, enjoying close proximity to a wide range of amenities. The popular Magdalen Road is just a short distance away, offering an array of independent shops and cafés, while the historic quayside provides scenic walks and further entertainment venues. There are also a number of well-regarded schools and parks nearby, along with easy access to Exeter city centre.





Accommodation The front door opens into an entrance vestibule, leading through to a welcoming hallway which is complemented by decorative corbels, and provides access to the principal ground floor rooms, with stairs rising to the first floor landing incorporating space for a tumble dryer and washing machine. The living room is a charming and well-proportioned space, benefitting from a bay window to the front aspect allowing for plenty of natural light, along with a wood-burning stove which creates an attractive focal point. To the rear, the kitchen diner has been thoughtfully designed in an open-plan layout, creating a stylish and sociable space ideal for modern living. The kitchen is fitted with a range of contemporary units complemented by granite worktops, a tiled splashback and a ceramic sink with a mixer tap over and drainer grooves to the side. Appliances include an eye-level oven, a separate five-ring gas hob with extractor hood, a dishwasher and a fridge freezer. A window overlooks the rear aspect, while a generous dining area provides ample space for entertaining and includes a door opening out to the garden.

On the first floor, there are two well-proportioned double bedrooms. The principal bedroom is an impressive room benefitting from a bay window to the front aspect and fitted wardrobes to the alcoves. The second bedroom enjoys a pleasant outlook to the rear. The bathroom is a standout feature, comprising a roll-top bath, a separate shower cubicle, wash basin and a WC, along with a window to the rear aspect. Also on the first floor, is a useful study room which could be used for a number of purposes, with a window to the side aspect.

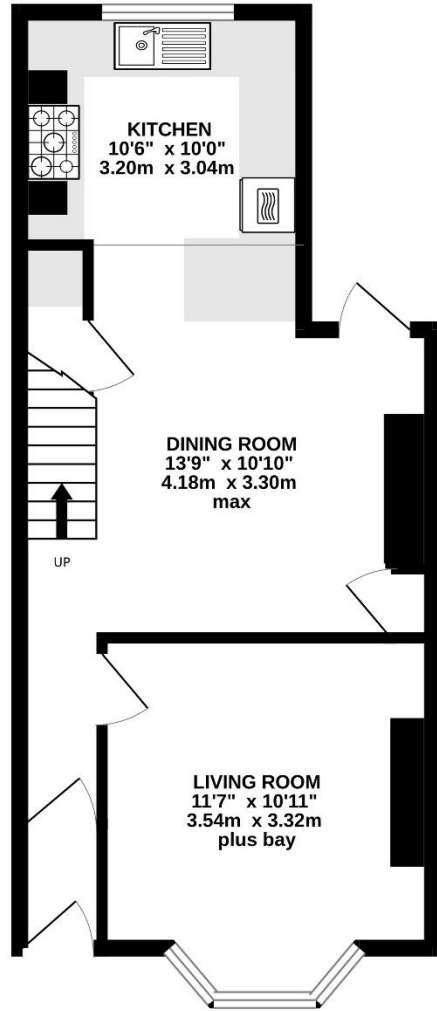
Outside To the rear of the property is a pleasant walled garden, which is laid to patio for ease of maintenance, with a gate providing useful rear access. There is ample space for outdoor dining and seating, along with a brick built BBQ area for entertaining.

Property Information Tenure: Freehold. Council tax band: C.

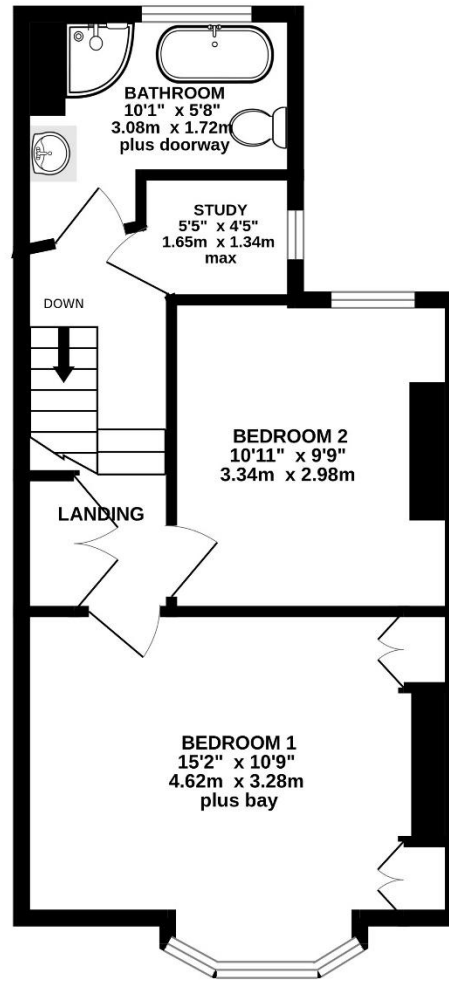
- *Terraced House*
- *3 Bedrooms*
- *Beautifully Presented*
- *Walled Rear Garden*
- *Period Features*
- *Prestigious Location*



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



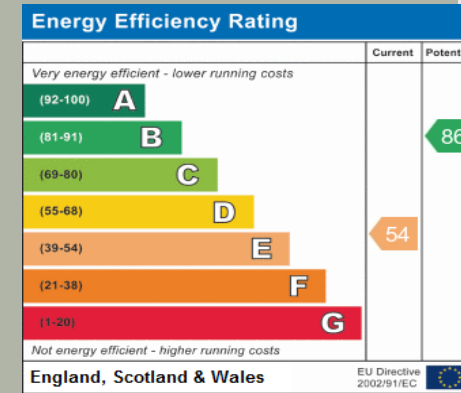
1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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



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