



3



3



1

56 Grenville Avenue, Exeter, Devon, EX4 8EU



SOUTHGATE
ESTATES

£285,000





3 Bedrooms, Semi-Detached House, Low-Maintenance Garden, Requiring Updating, Off-Road Parking, Garden Room

A three bedroom semi-detached home situated in the popular residential area of Grenville Avenue, Exeter. Offered to the market with no onward chain, the property presents an excellent opportunity for purchasers seeking a home with scope to personalise and enhance to their own tastes. Further benefits include an enclosed rear garden and two off-road parking spaces to the front.

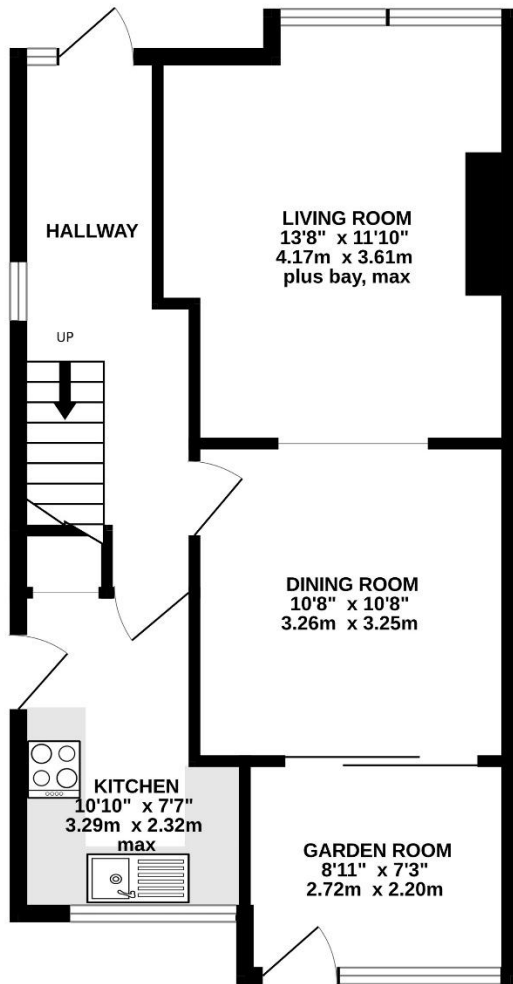
The property occupies a convenient position within easy reach of a range of local amenities, schools and transport links. The nearby Pinhoe provides an excellent selection of shops, cafés and other amenities, along with a railway station and regular bus services. Exeter city centre is also readily accessible, making this a practical and well-connected location for a variety of purchasers.

Accommodation The front door opens into the entrance hallway, with stairs rising to the first floor and access to the dining room and kitchen. The living room is a bright and spacious reception room, benefitting from a bay window to the front aspect, creating a pleasant and light-filled reception room. An archway leads through to the dining room providing the rooms with an open-plan feel, and offering ample space for dining and entertainment. Doors from the dining room open into the garden room, which is a delightful reception area overlooking the rear garden, with a door leading outside. The kitchen offers a practical space for everyday use, with a range of wall and base units incorporating fitted worktops, a stainless steel sink and drainer with a mixer tap over, and space for a range of appliances. A window overlooks the rear aspect. To the first floor are three bedrooms and the shower room. The principal bedroom is a well-proportioned double room with a window to the front aspect, whilst the second bedroom is another double room enjoying a pleasant outlook to the rear. Bedroom three is a well-proportioned single room with a window to the front aspect and a built-in storage area. The shower room is fitted with a suite comprising a shower cubicle, a wash basin with a vanity unit below and a close-coupled WC. A frosted window to the rear aspect provides natural light.

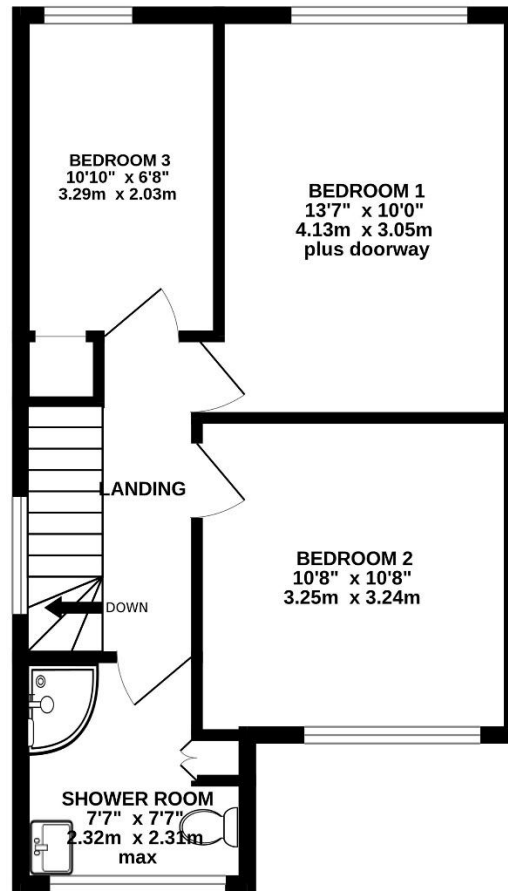
Outside To the front of the property are two spaces, providing convenient off-road parking. The rear garden is enclosed and designed with ease of maintenance in mind, offering a pleasant outdoor space that can be enjoyed throughout the year. The garden provides ample room for seating and potted planting, making it ideal for relaxing or entertaining.

Property Information Tenure: Freehold. Council Tax Band: C.

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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.
Made with Metropix ©2026

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



www.tpos.co.uk



SOUTHGATE

ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.