



East of   
ESTATE AGENTS 

East Grove Road  
St Leonards, Exeter OIEO £400,000

# East Grove Road

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Charming mid-terrace home in sought-after St Leonards area ideally located to all local amenities. The property offers accommodation over two floors including a sitting room with bay window, dining room, kitchen, utility, downstairs bathroom, three double bedrooms, with separate first-floor WC. Enclosed rear patio garden. Perfect for families and first-time buyers.

Spacious Terrace Home | Sought After Location |  
Three Double Bedrooms | Two Reception Rooms |  
Lovely Light Kitchen | Courtyard Garden | No Onward  
Chain | Freehold |

## DESCRIPTION

Charming mid-terrace home in sought-after St Leonards, Exeter, offering well-balanced accommodation over two floors. Features include a sitting room, dining room, kitchen, downstairs bathroom, and three bedrooms, with a private shower to the principal room and first-floor WC. Enclosed rear garden. Ideal for families and first-time buyers close to amenities and the city centre.

A beautifully presented mid-terrace home brimming with character, this property showcases a wealth of original features blended seamlessly with practical modern living. The sitting room is particularly impressive, centred around a gas wood burner set within an elegant wooden mantle with original tiled inserts, complemented by a bay window and bespoke fitted shelving.

The dining room continues the period charm, featuring an original built-in cupboard and doors providing access to both the utility room and kitchen, creating a sociable and functional flow. The ground floor is further enhanced by a well-appointed bathroom, adding convenience and flexibility to the layout.



To the first floor are three generous double bedrooms. The rear bedroom enjoys a bay window, while the principal bedroom benefits from fitted wardrobes and a private shower. A further well-proportioned double bedroom completes the accommodation, along with a separate WC.

Outside, the rear patio garden offers a charming and low-maintenance space, with gated access to a service lane and a useful fitted shed.

### 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.

The property is also well placed for local schools, including the highly regarded St Leonard's C of E Primary School, which is within easy walking distance and is known for its strong community ethos and good 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 the time of marketing: -

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Parking: Permit parking

Garden: Rear Courtyard Garden

Electricity: Mains

Heating: Mains Gas Boiler

Water supply: Mains

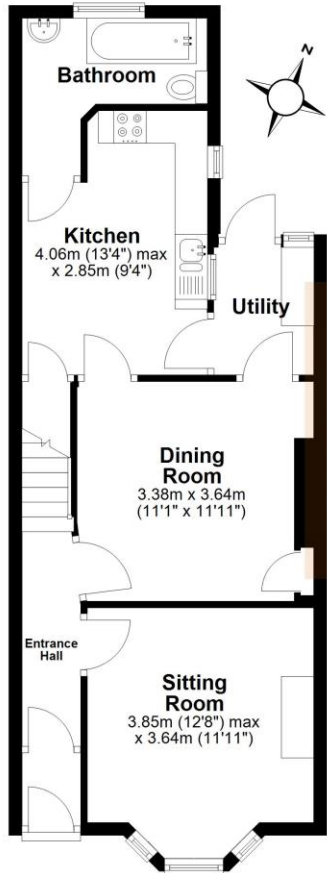
Sewerage: Mains

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

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



**Ground Floor**  
Approx. 50.5 sq. metres (543.1 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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