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



SOUTHGATE

ESTATES

£485,000

Guide Price





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

A beautifully refurbished three-bedroom period terraced home, situated in the highly sought-after West Grove Road area of Exeter. Subject to an extensive programme of refurbishment and improvement, the property has been transformed throughout to create an exceptional home that successfully blends period character with high-quality contemporary living. Thoughtfully redesigned and finished to an exacting standard throughout, the property benefits from works including a full rewire, complete replumbing, a new boiler, underfloor heating throughout the ground floor, replacement windows and doors, a stunning System Six kitchen, a stylish new bathroom and a striking bespoke staircase with contemporary glass balustrades. Offered with no onward chain, the property seamlessly combines period character with modern comfort.



West Grove Road enjoys a prime position within the highly sought-after St Leonards area of Exeter. The independent shops, cafés and eateries of Magdalen Road are just a short distance away, whilst Exeter's historic Quayside and city centre are both easily accessible. The area is particularly popular with families due to its proximity to a number of well-regarded schools, as well as a range of everyday amenities including GP surgeries, pharmacies and the Royal Devon University Healthcare NHS Foundation Trust. The combination of excellent amenities and a convenient location makes St Leonards one of Exeter's most desirable residential areas.



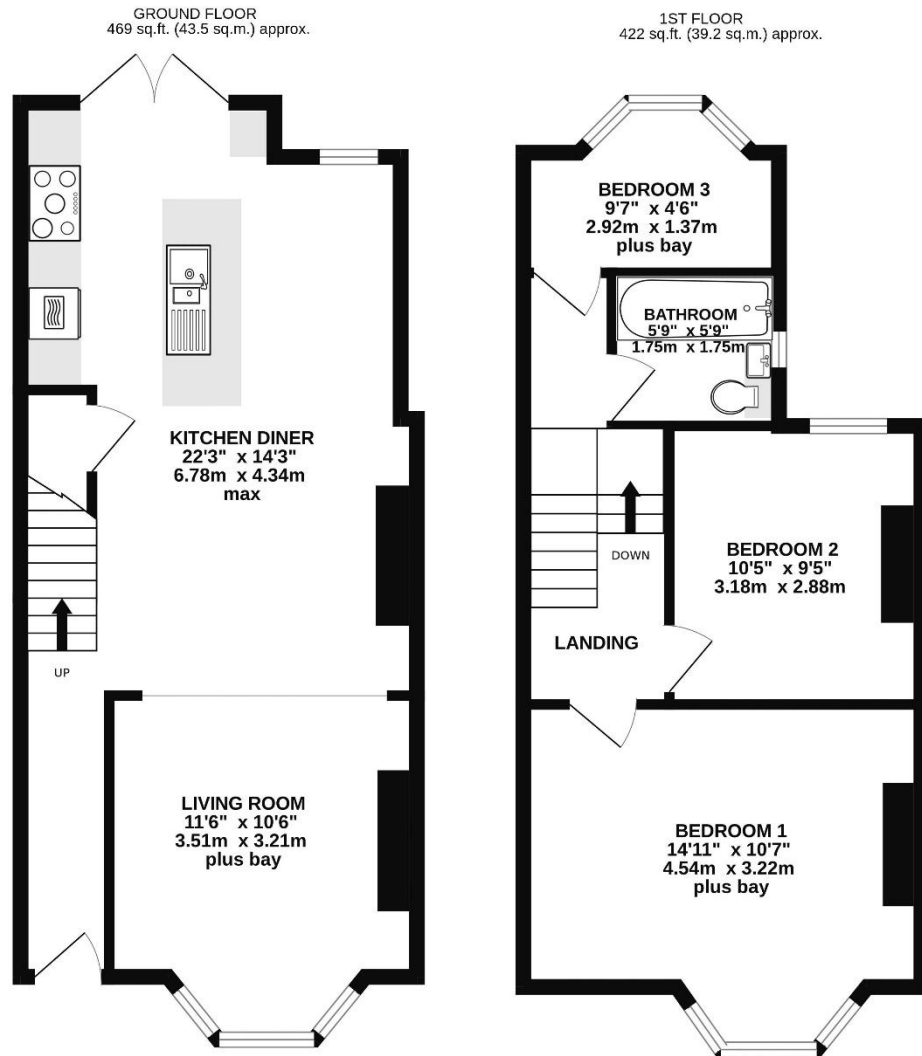
Accommodation The front door opens into an inviting entrance hallway featuring decorative corbels, creating an attractive first impression. Beyond, the extensive renovation immediately becomes apparent, with high-quality finishes and contemporary design evident throughout the home. An opening leads through to the impressive open-plan kitchen dining room, a substantial space perfectly suited to modern family living and entertaining. The room is centred around an exceptional System Six kitchen, featuring a range of contemporary wall and base units, fitted worktops and a central island with a 1.5 bowl sink and drainer with mixer tap over. Integrated appliances include an eye-level oven, five-ring hob with extractor hood above, fridge freezer, dishwasher and washing machine. The ground floor benefits from underfloor heating throughout. French doors open directly onto the rear garden, whilst a further window overlooks the rear aspect, allowing an abundance of natural light into the room. A striking new staircase with glass balustrades rises to the first floor, creating an attractive focal point, with a useful storage cupboard positioned beneath. A large archway opens through to the living room, a comfortable reception space featuring a bay window to the front aspect and providing an ideal setting for relaxation. To the first floor, the landing provides access to all bedrooms and the family bathroom. Bedroom one is a generous double room with a bay window to the front aspect. Bedroom two is a further double bedroom overlooking the rear garden, whilst bedroom three is a versatile single room that could equally serve as a home office or nursery, benefitting from a bay window to the rear aspect. The bathroom has been beautifully refitted with a contemporary suite comprising a bath with mixer tap and shower over, a concealed-cistern WC and a wash basin set within a vanity unit. A window faces the side aspect. The extensive refurbishment also includes new windows and external doors throughout, a new boiler, full rewiring and complete replumbing, ensuring buyers can enjoy the character of a period home with the reassurance and convenience of modern systems.

Outside The rear garden has been designed with ease of maintenance in mind, being predominantly laid to paving and providing an attractive outdoor space for seating and entertaining. Raised planters border one side of the garden, whilst a rear gate provides useful pedestrian access.

Property Information Tenure: Freehold. Council Tax Band: C

- *Terraced House*
- *Immaculately Presented*
- *Fully Refurbished*
- *3 Bedrooms*
- *Enclosed Garden*
- *Prestigious Location*





TOTAL FLOOR AREA : 890 sq.ft. (82.7 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

Updated EPC Awaited



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SOUTHGATE

ESTATES

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