

## 1 East Grove Road, St Leonards, Exeter, EX2 4LX



A spacious and well presented four bedroom detached property situated in the heart of popular St Leonards. The property boasts versatile family accommodation and comprises of entrance hall, lounge, dining room, kitchen and cloakroom on the ground floor. Three double bedrooms and bathroom are found on the first floor and further double bedroom and shower room on the second floor. The property also benefits from an easy to maintain courtyard garden, and off road parking for one vehicle.

Offered to the market with no onward chain and viewing is highly recommended.

**Offers in the Region of £525,000**

**Freehold**

**DCX01756**

# 1 East Grove Road, St Leonards, Exeter, EX2 4LX

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via uPVC part-frosted front door and part-glazed inner doorway. Hanging space and under stairs storage cupboard. Doors to the lounge, dining room, kitchen, cloakroom and utility cupboard. Stairs to first floor landing. Radiator.

### Lounge 12' 0" x 12' 11" (3.654m x 3.946m)

Front aspect uPVC double-glazed bay window. Feature cast iron fireplace with wooden mantle and tiled hearth. Television point. Picture rail. Radiator.



### Dining Room 12' 8" x 11' 9" (3.867m x 3.578m)

Side aspect uPVC double glazed window. Picture rail. Dado rail. Telephone point. Radiator.



### Kitchen 12' 3" x 6' 9" (3.739m x 2.054m)

Side aspect uPVC frosted double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Integrated oven and hob with extractor above. Further appliance space. Radiator. uPVC part frosted door leads to the courtyard.



### Cloakroom

Rear aspect uPVC frosted double glazed window. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator.

### Utility

Plumbing for washing machine. Shelving. Part tiled walls.

### First Floor Landing

Doors to Bedroom one, bedroom two, bedroom three and bathroom. Stairs to the second floor.

### Bedroom One 12' 4" x 12' 0" (3.753m x 3.659m)

Front aspect uPVC double glazed bay window. TV point. Radiator.



**Bedroom Two 11' 3" x 8' 10" (3.429m x 2.703m)**  
uPVC double glazed window. Radiator.



**Bedroom Three 12' 3" x 11' 8" (3.728m x 3.559m)**  
Side aspect uPVC double glazed bay window. Radiator.



**Bathroom**

Rear aspect uPVC double glazed frosted window. Three piece white suite comprising panel enclosed bath with mixer tap and Mira shower above. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail.



**Second Floor Landing**

Turning staircase to the second floor landing. Front aspect uPVC double window. Doors to bedroom four and shower room.

**Bedroom Four 11' 4" x 9' 11" (3.446m x 3.023m)**

Rear aspect uPVC double glazed window. Radiator.



**Shower Room**

Rear aspect frosted uPVC double glazed window. Fully enclosed shower cubicle with Mira shower. Low level WC. Wash hand basin with mixer tap and storage below. Into eaves storage.

**Rear Garden**

Fully enclosed courtyard by range of panel fencing. Patioed. Shingle area to the side of the property. Storage building.

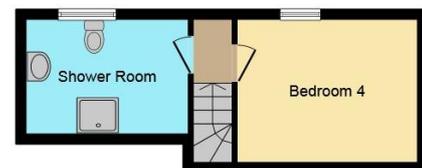




Ground Floor



First Floor



Second Floor

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

### Other Information:

Council Tax: D  
EPC: D  
Worcester Bosch boiler  
Howdens Kitchen

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.