



SOUTHGATE
ESTATES

£435,000

Guide Price



3



1



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





48 West Grove Road, Exeter

Situated in one of the most sought-after pockets of St Leonards, 48 West Grove Road is a beautifully presented Edwardian terraced home where timeless character meets considered modern living. Thoughtfully renovated to an exceptional standard, this elegant property blends original period features with a recently refitted kitchen and bathroom, creating a home that feels both sophisticated and welcoming. From the moment you step through the original front door, the tone is set. A charming entrance vestibule with period-style tiled flooring provides space for coats and shoes before leading, through an antique stripped pine door with stained glass detailing, into the main hallway. Here, stripped pine floorboards, an original plaster arch with decorative corbels, and open sightlines into the living space create an immediate sense of light and flow.

Living Space The reception rooms have been opened to form a generous dual-aspect space – ideal for both relaxed evenings and entertaining friends. A bay window with sash windows draws natural light into the front of the room, while beautifully preserved French doors connect seamlessly to the kitchen beyond. Two fireplaces create distinct zones within the space: an original-style cast iron fireplace with mantel to the front, and a modern, fully functioning log-burning stove to the rear – perfect for cosy winter evenings. Stripped pine flooring, ceiling roses and period coving complete the room's understated elegance.



Kitchen The recently replaced kitchen has been thoughtfully designed with both style and practicality in mind. Stone worktops, a double Belfast sink with antique-style mixer tap, and a range of matching wall and base units create a refined yet characterful aesthetic. A sympathetic side extension with a glass ceiling floods the space with natural light, while a central island offers additional preparation space and storage – ideal for casual breakfasts or hosting supper with friends. Integrated appliances include a dishwasher and fridge-freezer, with space for a range cooker and washing machine.



Garden To the rear, a charming walled courtyard garden provides a private and low-maintenance outdoor retreat. With artificial lawn, raised flower borders and a rear pedestrian gate, it's a peaceful space for morning coffee or summer evenings under the lights.

Upstairs Accommodation The galleried landing retains its original balustrading and features stripped pine doors leading to three bedrooms and the bathroom. Bedroom One is a generous principal room with a bay window to the front, built-in wardrobes set into the alcoves, and a period cast iron fireplace with tiled hearth. Bedroom Two is another comfortable double overlooking the rear, also featuring a sash window and original fireplace. Bedroom Three offers flexibility — perfect as a home office, dressing room or nursery — and enjoys a rear-facing bay window.

Bathroom The contemporary bathroom has been beautifully finished with modern fittings, low-level LED lighting and an attractive obscure-glazed period window to the side, blending heritage detail with a calm, spa-like atmosphere.

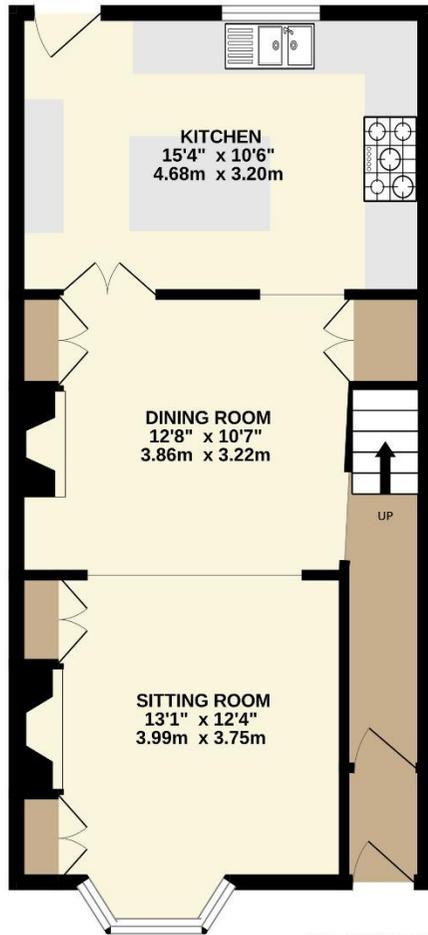
In Summary This property is a home of warmth and distinction — thoughtfully updated while retaining its Edwardian soul. Perfectly positioned in desirable St Leonards, it offers the ideal balance of character, comfort and modern convenience for professional couples seeking a home that's ready to move into and enjoy from day one.

Property Information Council Tax Band C. EPC Rating D. Title: Freehold

- *Beautifully presented Edwardian terraced home in a prime location in St Leonards*
- *Exceptional blend of original period character and contemporary finishes.*
- *Elegant open-plan living and dining space.*
- *Feature fireplaces, including a working log-burning stove.*
- *Stripped pine floorboards, sash windows, coving and ceiling roses*
- *Contemporary modern kitchen with central island unit*



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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