



SOUTHGATE

ESTATES

2 West Grove Road, St Leonards,
Exeter, Devon, EX2 4LU

£340,000





Two Bedrooms, Enclosed Courtyard Garden, Period Features, Terraced Property, Prestigious Central Location

Situated in one of the most sought-after areas of St Leonards, this bay fronted Edwardian terraced property is within easy walking distance of the highly regarded St Leonards Primary School, the delightful Exeter Quayside, the RD&E Hospital and the high street shops and restaurants of the city centre. The property also provides easy access to the popular independent shops and cafes of Magdalen Road.

Internally the accommodation comprises a hallway, lounge with a bay window, kitchen and separate dining room and a door leading from the hall to the courtyard garden with rear access. Upstairs are two good sized bedrooms and the bathroom.

Entrance Hallway The front door opens to the entrance hallway, incorporating many period features such as decorative tiled flooring, dado rails and stained glass windows. In addition there is a radiator, stairs to the first floor with storage beneath and doors through to the lounge, kitchen and garden.

Lounge 11' 10" x 13' 5" (3.61m x 4.09m) max into bay Containing wooden floorboards, a radiator, sealed off fireplace with fitted shelving either side, a bay window to the front and a ceiling rose.

Kitchen 10' 7" x 10' 4" (3.23m x 3.14m) max Fitted with a range of matching wall and base units, wooden worktops, tiled splashback and Belfast sink with mixer tap over. Integrated appliances include a dishwasher along with a freestanding range cooker with gas hob and extractor hood over, space for a washing machine and fridge/freezer. Additionally there is a radiator, window to the side aspect and a door through to the dining room.



Dining Room 8' 10" x 7' 10" (2.68m x 2.4m) Containing laminate flooring, a radiator, spotlighting and space for a fridge freezer. A window faces the side aspect and there is a further obscured window is to the rear.

Stairs & Landing Stairs rise to the first floor landing which benefits from a window to the rear aspect, dado rails as well as doors to the two bedrooms and bathroom.

Bedroom 1 13' 1" x 10' 9" (3.98m x 3.27m) into bay A good-sized double bedroom fitted with wooden floorboards, a brick fireplace with storage either side, picture rails, radiator and bay window to the front aspect.

Bathroom 8' 1" x 5' 1" (2.47m x 1.54m) Framed by part tiled walls and tiled flooring, this room comprises a close coupled WC, a wash basin set on a wooden worktop and a bath with shower above. There is also a heated towel rail, loft hatch and an obscured window to the rear aspect.

Bedroom 2 10' 7" x 7' 2" (3.22m x 2.19m) max Complemented by a cast iron fireplace, storage cupboards built into the alcoves, a radiator and a window to the side aspect.

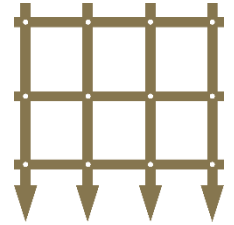
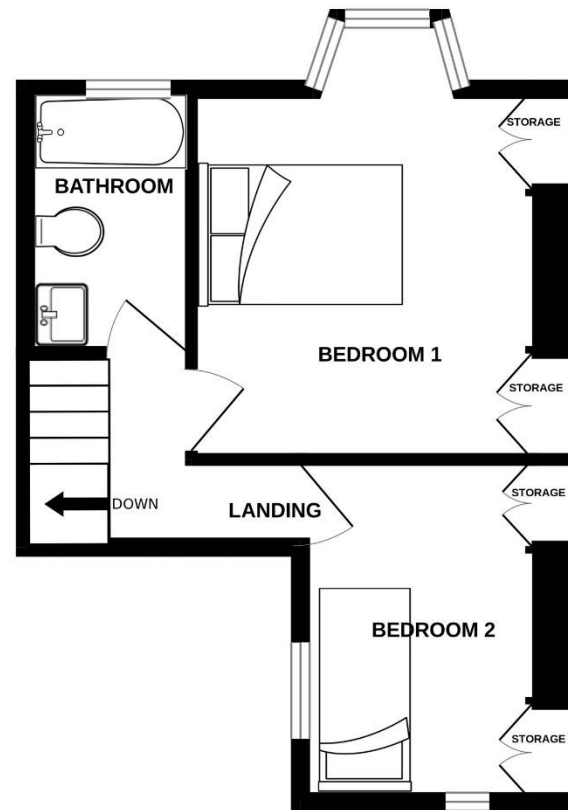
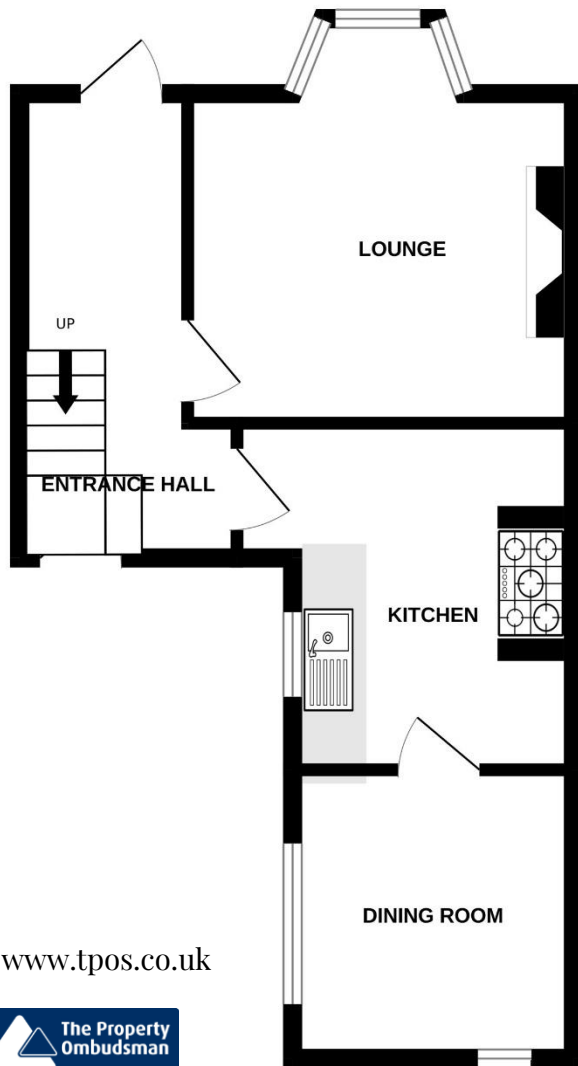
Garden A fully enclosed patio garden with gated access to the rear.

Property Information Tenure: Freehold. Council tax band: C.



GROUND FLOOR

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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