



36 Bonnington Grove

Exeter, EX1 2QY

An exciting opportunity to acquire this highly individual and deceptively spacious 4 bedroom red brick end of terrace period property with later additions designed to create an excellent family sized property standing in a generous corner plot. Features include the home comforts of uPVC double glazing & gas central heating, spacious entrance vestibule (perfect for coats, prams and shoes), entrance hall, three reception rooms, kitchen, 4 bedrooms, three doubles and a generous sized single with the bathroom to the rear. The walled and surprisingly private rear garden has been imaginatively landscaped around the large garage and enjoys a southwest facing aspect attracting plenty of sun from mid morning through to early evening; the perfect environment for a touch of 'alfresco style' eating and entertaining. There is residents' on street permit parking and the potential to create additional off road parking down the side of the garage subject to obtaining any relevant and necessary planning permission. This lovely property is situated in a quiet and sought after residential area, on the corner of Bonnington Grove and Regents Park, within easy level walking distance of local shops and thriving social amenities, Heavitree Pleasure, local hospitals, state & private schools, Waitrose, St Lukes Campus (Exeter University), St Sidwells Point Leisure Centre and the City Centre. A Morrisons Daily store is just a few hundred yards away on Polsloe Road.

A perfect home for those seeking flexible accommodation in a very convenient location either as a sizeable family home or property for the rental market and early viewings are strongly recommended to avoid disappointment!

Guide Price £445,000

36 Bonnington Grove

Exeter, EX1 2QY



- Entrance Vestibule & Reception Hall
 - Dining Room
 - Bathroom, Gas Central Heating
 - Large Detached Garage
- Lounge
 - Kitchen
 - uPVC Double Glazing
- Study/Music Room
 - 4 Bedrooms (3 double)
 - Generous South-West Facing Garden

Entrance Vestibule 8'2" x 7'2" (2.51m x 2.19m)	Bedroom 2 13'8" x 12'5" (4.18m x 3.79m)
Reception Hall 14'9" x 5'3" (4.52m x 1.61m)	Bedroom 3 11'7" x 9'1" (3.55m x 2.78m)
Lounge 14'0" x 13'8" (4.29m x 4.17m)	Bedroom 4 9'2" x 8'8" (2.81m x 2.65m)
Study/Music Room 14'10" x 12'4" (4.53m x 3.78m)	Bathroom 7'9" x 5'6" (2.37m x 1.68m)
Dining Room 12'9" x 11'8" (3.91m x 3.57m)	Outside Detached Garage 16'2" x 14'4" (4.95m x 4.39m)
Kitchen 13'10" x 7'1" (4.24m x 2.16m)	
Landing	
Bedroom 1 14'10" x 12'4" (4.54m x 3.78m)	



Directions





Floor Plan



Total area: approx. 130.8 sq. metres (1407.7 sq. feet)
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale.
This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.
36 Bonnington Grove, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

