



FRANCIS LOUIS

Residential



Farmhouse Avenue, Exeter, EX1 3XU

Guide Price £300,000



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# Farmhouse Avenue

Exeter, EX1 3XU

- Beautifully presented 4 bedroom property
- Parking
- Modern Integrated appliances
- New Flooring & Carpet
- Garage
- Modern fitted kitchen
- Great location

Guide price - £300,000 to £325,000.

A amazing opportunity to acquire this well presented four bedroom mid link home located within the established and sought after residential area of Pinhoe.

The property offers excellent access to transport links including the M5, Pinhoe Train Station & Exeter Airport. Well regarded primary & secondary schools are located nearby as are the wide range of amenities that Pinhoe Village has on offer.



#### About the property

This property is arranged over three floors which offers versatile, light and spacious accommodation throughout. It has been modernised and well maintained by the current owners. The updates include a newly installed gas boiler, water cylinder, patio doors, bathroom, integrated dishwasher and cooker.

#### Entrance Hallway

Frosted double glazed front door accessing the entrance hallway. Stairs leading to first floor, radiator and door leading to.

#### Lounge

A light and spacious room with a feature electric fireplace, double glazed window to front aspect, under stairs storage cupboard radiator and wood effect flooring.

#### Kitchen/diner

A modern kitchen which has been upgraded by the current owner. A range of matching floor and wall mounted kitchen cupboards with drawer units and tiled splash back. A four ring hob with extractor and light above. Integrated dishwasher, cooker and fridge/freezer. Newly fitted double doors opening to rear garden and a double glazed widow to rear aspect. Radiator, wood effect floor, wall mounted gas boiler (installed 12 months ago) and a space for a large dining table.

#### First floor landing

Stairs leading to second floor and to ground floor, carpet flooring, airing cupboard and doors opening to,





#### Bedroom 2

Double glazed window to rear aspect, radiator and wood laminate flooring.

#### Bedroom 3

Double glazed window to front aspect, radiator, built-in wardrobe and wood laminate flooring.

#### Bedroom 4

This room is current being used as an office/work from home space however, it could also be used as a single bedroom. Double glazed window to rear aspect, radiator and wood laminate flooring.

#### Bathroom

A newly fitting, matching modern suite comprising of a bath with shower over, low level w/c and wash hand basin. Frosted double glazed window in front aspect and heated towel rail.

#### Bedroom 1

This room is situated on the second floor of the property. A large double bedroom with built-in wardrobes, velux windows, radiator and wood laminate flooring.

#### Outside

This property enjoys both front and rear gardens which have been landscaped with ease of maintenance in mind. The rear garden is fully enclosed and is predominantly laid with artificial grass, a patio area and shrub borders.

#### Garage & Parking

A single garage with an up and over door. One off road parking space in front of the garage as well as plenty of on street parking.

#### Agent notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.





## Floor Plans



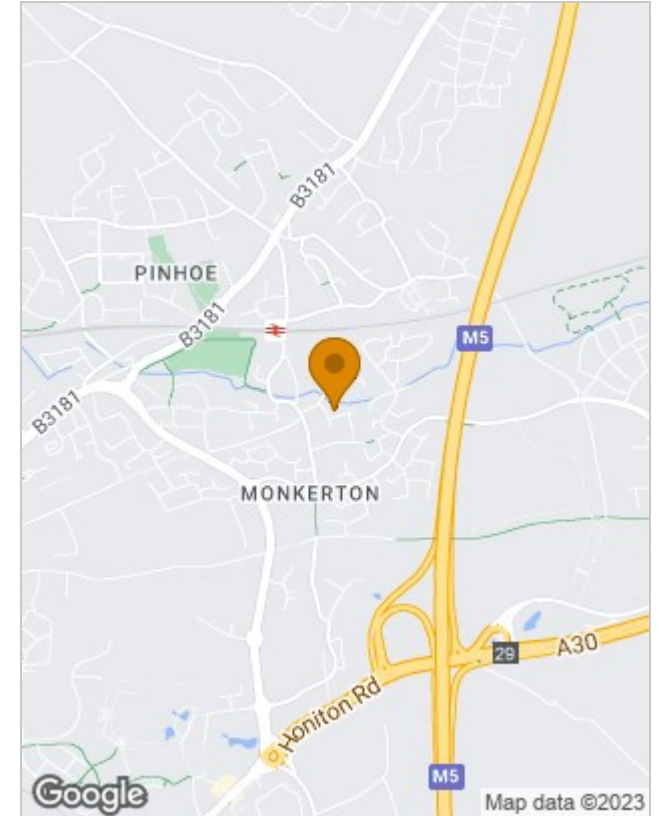
## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

