



FRANCIS LOUIS
Residential



Roberts Road, Exeter, EX2 4HD
Guide Price £280,000





Roberts Road

Exeter, EX2 4HD

- Great Location
- Modern Bathroom
- Spacious Lounge/Diner
- 2 Double Bedrooms
- Modern Kitchen

A beautifully presented two double bedroom period home that is situated in the very sought after area of St. Leonards. The property benefits from a spacious lounge/diner, a kitchen, a bathroom, an enclosed courtyard garden and two double bedrooms. Parking Permits are also available with plenty of spaces.

St. Leonards is one of the best regarded residential areas in Exeter. Its popularity being driven by the proximity to the City Centre, river Exe and its historic Quayside and Canal, Exeter University and local amenities which are all within walking distance.



Entrance Vestibule

Double glazed front door to side aspect with double glazed window above. Two single glazed windows looking into the kitchen. Space for coats and shoes. Opening up to,

Lounge/Diner

A very spacious room with three double glazed windows to front aspect offering plenty of natural light. A functional log burner sits as a focal point in the lounge. There is also 3 radiators, lots of plug sockets, telephone and TV points. Stairs rising to the first floor and door opening to,

Kitchen

A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, inset stainless steel sink with mixer tap over, integral oven, 4 ring electric hob with extractor and light over. Integral fridge, integral dishwasher, space and plumbing for washing machine, space for tumble dryer. Ceramic tiled floor. Two double glazed windows to rear aspect overlooking the courtyard garden and a stable door to the rear aspect opening onto the courtyard garden.





First floor Landing

Stairs leading down, radiator, doors opening to bathroom, bedroom one and bedroom two. Loft hatch giving access to the loft which is fully insulated and a very useful storage space.

Bedroom 1

Two double glazed windows to the front aspect, built-in wardrobe, radiators and lots of power points.

Bedroom 2

Double glazed window to the side aspect, radiator.

Bathroom

Frosted double glazed window to the side aspect, a panel bath with shower over, a low level w/c, wash hand basin with mixer tap over and a heated towel rail,

Outside rear

A fully enclosed courtyard style garden which provides an ideal seating area. You can gain access the garden though the kitchen or through a side gate providing rear access to the property.

Agent Notes

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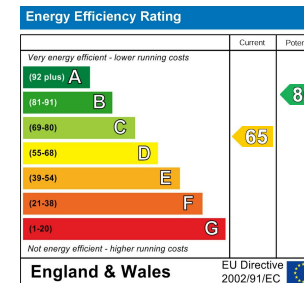
Floor Plans



Location Map



Energy Performance Graph



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.

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