



FRANCIS LOUIS

Residential



Buddle Lane, Exeter, EX4 1JL

Price Guide £240,000

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# Buddle Lane

Exeter, EX4 1JL

- No Chain
- Great Location
- 3/4 Bedrooms
- Enclosed garden

A great opportunity to purchase this 3/4 bedroom terrace property situated in the popular St. Thomas location.

This property can be sold with vacant possession or with tenants in situ making it a great home or investment opportunity.

This property benefits from 3/4 bedrooms, enclosed garden with rear access, fitted kitchen, dining room, family bathroom and being sold with no onward chain.



## Entrance Hallway

Double glazed front door giving access to entrance hallway. Stairs leading to first floor landing and doors opening to,

## Lounge/Bedroom 4

A good size room which is currently being used as a 4th bedroom. Double glazed bay window to front aspect, radiator and wooden flooring.

## Dining room

Double glazed window to rear aspect, wooden flooring, under stair storage cupboard, radiator and door leading to kitchen.

## Kitchen

A modern fitted kitchen with a range of matching wall and floor units. Space for washing machine, large freestanding cooker and door giving access to rear garden.





#### Shower room

Leading from the kitchen is a well appointed shower room with low level W/C, corner shower, sink with mixer tap, radiator and frosted double glazed window to rear aspect.

#### First floor landing

Stairs leading down to ground floor and doors opening to,

#### Bedroom 1

A large double bedroom with two double glazed windows to front aspect, wood effect flooring, radiator and feature fireplace.

#### Bedroom 2

Another double bedroom with a double glazed window to rear aspect, wood effect flooring, radiator and feature fireplace.

#### Bedroom 3

Double glazed window to rear aspect, wood effect flooring, radiator and feature fireplace.

#### Agent notes

These particulars are not an offer or contract, nor part of

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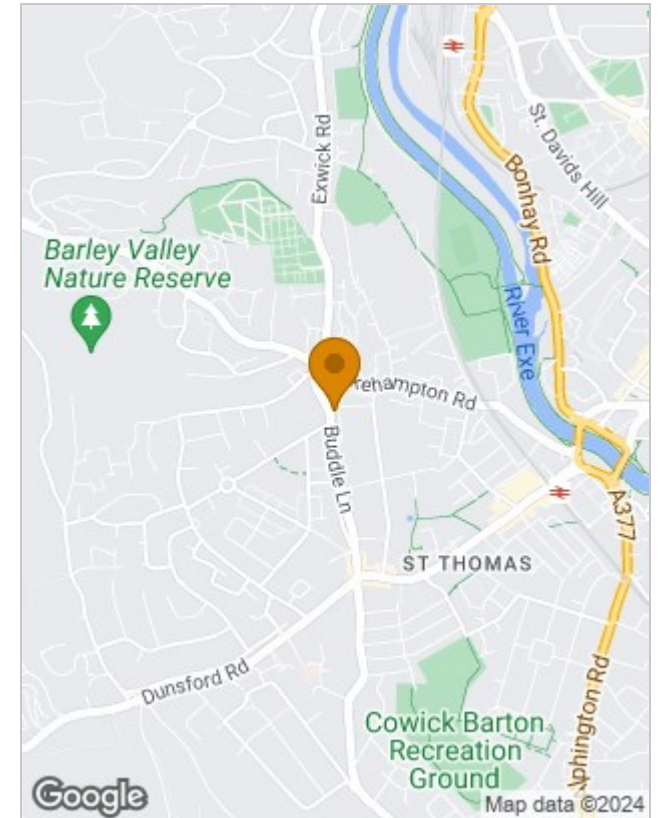




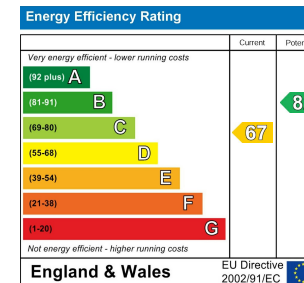
## Floor Plans



## 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.

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.