



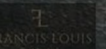
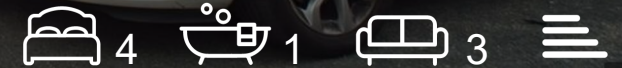
FRANCIS LOUIS

Residential



Portland Street, Exeter, EX1 2EG

Price Guide £350,000





Portland Street

Exeter, EX1 2EG

- No chain
- Enclosed garden
- 4 Double beds
- City Centre location

A delightful four double bedroom period home situated in the extremely convenient city centre location of Newtown.

The property benefits from an open plan lounge/dinning room, kitchen breakfast room, conservatory, utility room, shower room and a sunny enclosed garden.

This property is being sold with no onward chain.



Property Description

Ground floor

Double glazed front door giving access to the entrance hallway. From the hallway there is a door opening to an open plan lounge/dining room. This room benefits from two double glazed windows, feature fireplace, carpet flooring and radiators. The far end of the entrance hallway opens to a well appointed kitchen breakfast room with a range of matching floor and wall mounted kitchen units. Integrated items include; oven, microwave, four ring electric hob with extractor and light above. Space for a dining/breakfast table and double glazed patio doors opening to the conservatory. There is also a large utility room off the kitchen with space and plumbing for white goods.

First floor

On the first floor you find two double bedrooms, utility room, W/C and the family bathroom.





Second floor

The final floor has a further two double bedrooms with wonderful views at the rear.

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



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Francis Louis House Belmont Road, Devon, EX1 2HF
Tel: 01392 243077 Email: info@francislouis.co.uk <https://www.francislouis.co.uk>