



FRANCIS LOUIS  
Residential



Clevedon Close, Exeter, EX4 6HQ

Guide Price £450,000





# Clevedon Close

Exeter, EX4 6HQ

- Views
- Gardens
- Kitchen/Breakfast room
- Off Road Parking
- Garage
- Three bedrooms
- Great Location

Positioned in the sought-after Pennsylvania neighborhood of Exeter, you'll find this charming detached home boasting three spacious bedrooms. This property offers an array of amenities, including a well-appointed kitchen/breakfast room, lounge, dining room, a convenient w/c, a modern family bathroom, a garage, a driveway for ample parking, enclosed gardens, and breathtaking panoramic views over Exeter.



## Hallway

Double glazed door and window to the front aspect, stairs to the first floor, radiator,

## Kitchen/Breakfast Room

A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, Belfast sink, space for range oven, washing machine, fridge/freezer, double glazed window to the front aspect, tiled floor, radiator, pantry, double glazed door to the rear aspect, doors to,

## W/C

A low level w/c, a wash hand basin, a double glazed window to the side aspect,

## Dining Room

Double glazed window to the rear aspect, radiator

## Lounge

Double glazed patio doors to the garden, double glazed window to the side aspect, radiator, log burner, wooden floorboards,





#### First Floor Landing

Double glazed window to the front aspect, radiator, doors to,

#### Bedroom 3

A dual aspect room with a double glazed window to the front and side aspect, radiator,

#### Family Bathroom

A roll top bath, a walk in shower, a low level w/c, a wash hand basin, radiator, two double glazed windows to the side aspect.

#### Bedroom 2

Double glazed window to the rear aspect with stunning views over Exeter, radiator,

#### Bedroom 1

Double glazed window to the rear aspect with stunning views over Exeter, radiator,

#### Outside Front

To the front of the house there is a driveway that leads to the garage, there is pathway to the front door,

#### Garage

Up and over door, power and light.

#### Outside Rear

To the rear of the house there is a raised decking area, this leads to the lawn garden with a mature shrub border.

#### Agents Notes

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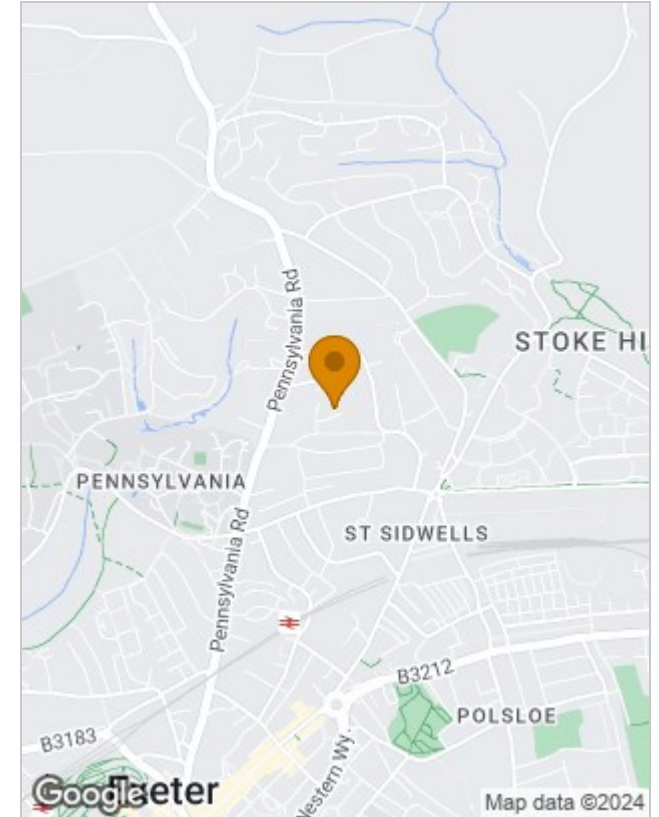




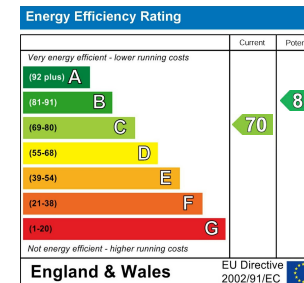
## Floor Plans



## 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.

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.