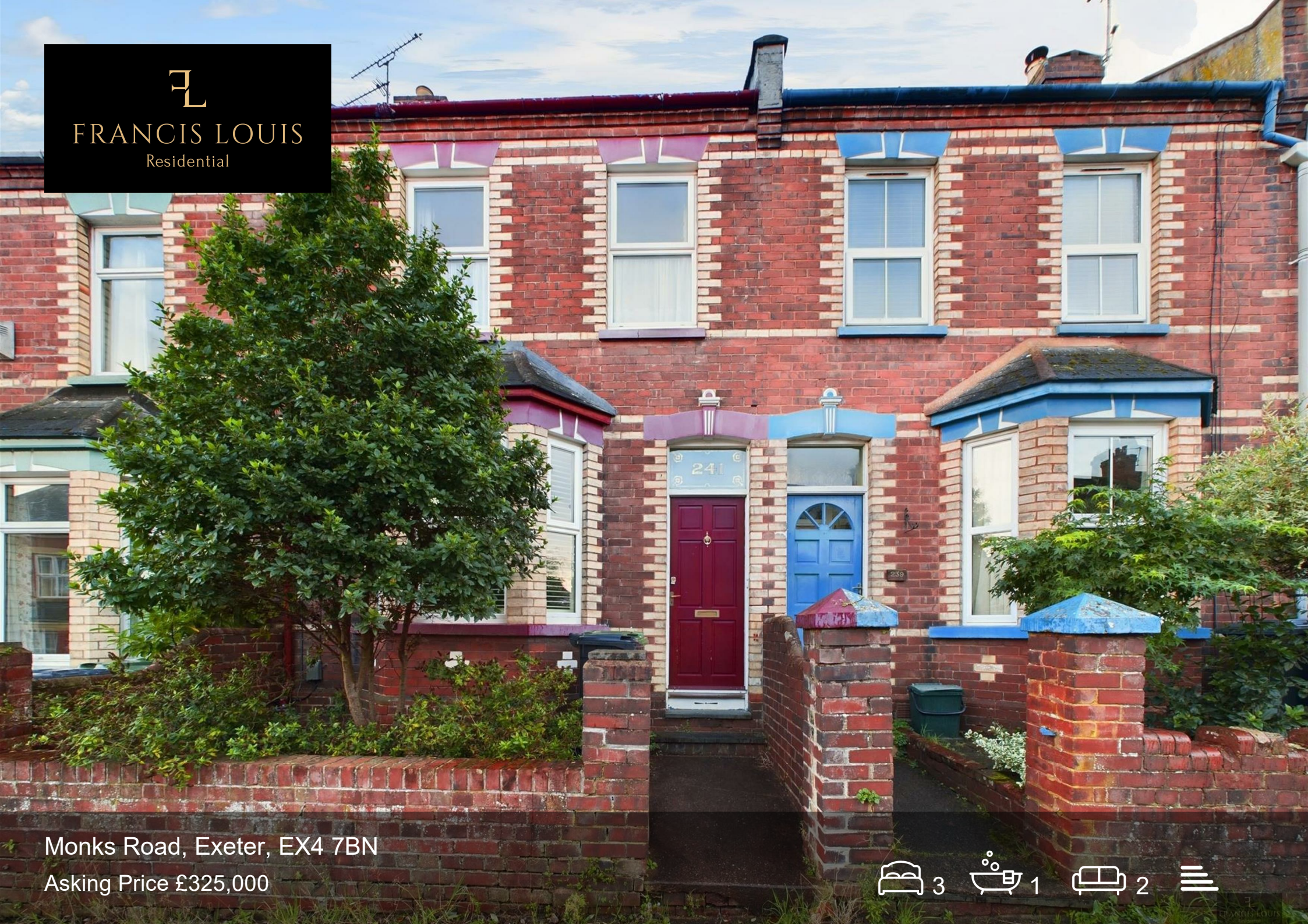




FRANCIS LOUIS  
Residential



Monks Road, Exeter, EX4 7BN

Asking Price £325,000





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# Monks Road

Exeter, EX4 7BN

- South facing garden
- Great location
- Well appointed
- Three bedrooms
- Two reception rooms
- Residents permit parking

A well presented period home located in the sought after area of Mount Pleasant. The property benefits from three bedrooms, sitting room, a kitchen, dining room, family bathroom and an enclosed south facing garden.



## Situation

Monks Road, in the desirable Mount Pleasant area on Exeter's northeastern side. It offers convenient access to the city center, local amenities, schools, shops, a bus route, and Polsloe Railway Station.

Exeter itself boasts excellent schools, sports, leisure facilities, and abundant shopping and dining options. The M5 connects to the A30 and A38 trunk roads, while mainline railway stations and an international airport are both nearby.

## Entrance Vestibule

Wooden front door with double glazed window above, single glazed door giving access into the entrance hallway.

## Entrance Hallway

Stairs leading to first floor landing, wood floorboard, radiator and doors to,

## Sitting Room

Double glazed bay window to front aspect, wooden flooring, feature open fireplace with mantel and surround. Built-in cupboards and shelves, picture rails and radiator.





#### Dining room

Double glazed window the rear aspect, wooden flooring, feature open fireplace, radiator and picture rails. Understairs storage cupboard and door to the kitchen.

#### Kitchen

A range of matching modern wall and floor mounted kitchen units and soft close drawer units. Inset two bowl sink with mixer tap and drainer, space for washing machine, dishwasher and fridge/freezer. Integral oven and five ring gas hob with extractor and light above. Wood effect flooring, double glazed window to side aspect and french doors opening to the rear garden.

#### First floor landing

Stairs leading to ground floor, carpet flooring, storage cupboard and doors leading to,

#### Bedroom one

A large double bedroom with two double glazed windows to front aspect providing lots of light, radiator and carpet flooring. Feature open fireplace and plenty of built-in wardrobe space.

#### Bedroom two

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

#### Bedroom three

A good sized third bedroom with a double glazed window to rear aspect, carpet flooring and feature fireplace.

#### Family bathroom

A modern and matching suite comprising of a tiled panel bath, low level w/c, wash hand basin, frosted double glazed window and radiator.

#### Rear garden

An extremely good size and enclosed rear garden benefiting from a rear gate providing access via an alleyway. The garden is made-up of two main areas the front is laid as patio providing ideal space of outside dining and the rear is a lawn area with garden shed. The rear of the property is facing south making this the perfect place to enjoy the summers sun.

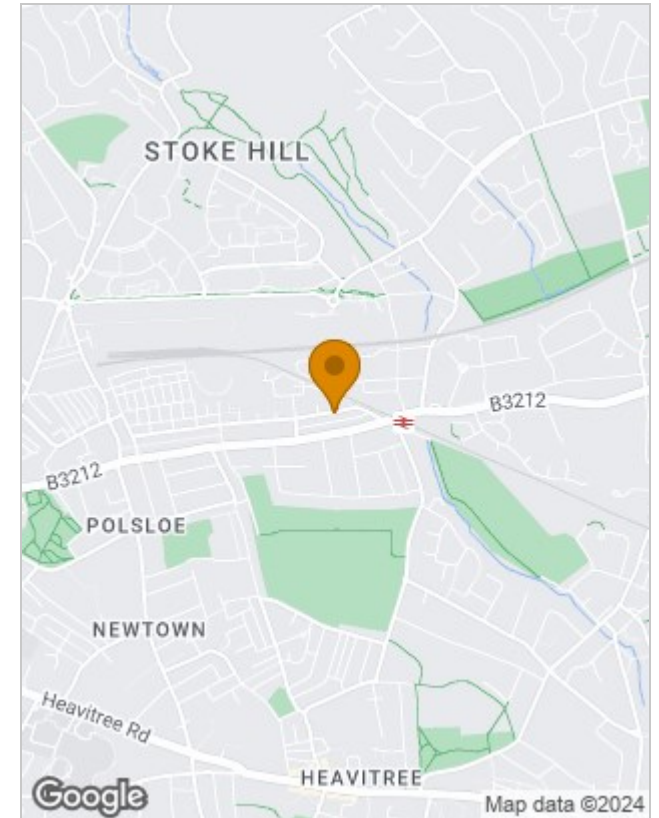




## Floor Plans



## Location Map



## Energy Performance Graph

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