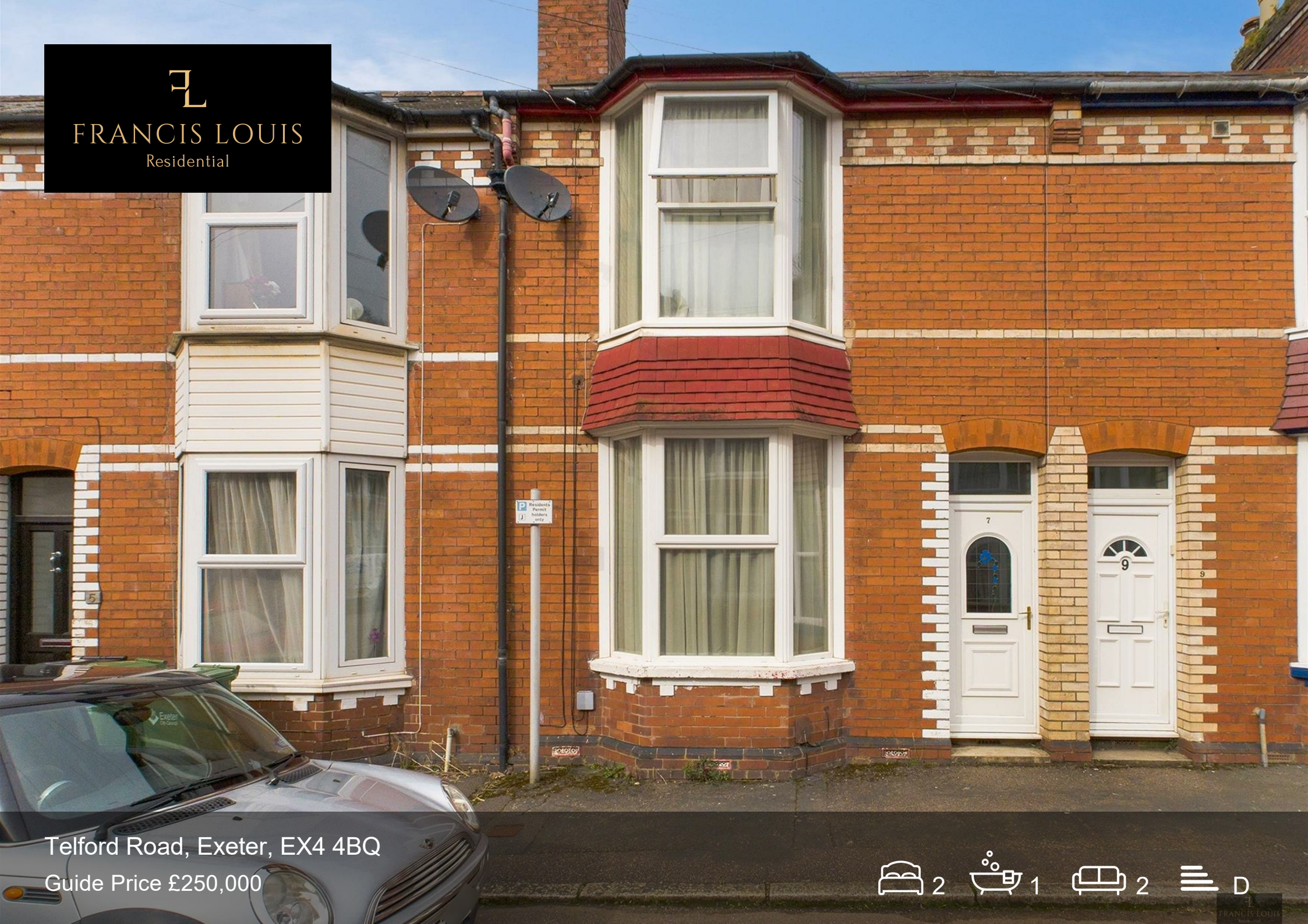




FRANCIS LOUIS  
Residential



Telford Road, Exeter, EX4 4BQ

Guide Price £250,000





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# Telford Road

Exeter, EX4 4BQ

- Two Double Bedrooms
- Situated on a Quiet Cul-de-Sac
- Council Tax Band: B
- Great City Location
- Newly added Kitchen
- Enclosed rear garden

Guide Price £250,000 to £260,000 - A well-presented, extended and bay fronted terraced property in highly convenient location close to Exeter St Davids train station and Exeter University. The property benefits from an entrance hall with access to the sitting room, separate kitchen/dining room with newly fitted units and central island. Family room/office. Upstairs there are two double bedrooms with a bathroom. There is a pleasant garden to the rear with level lawn, storage and rear pedestrian access.



## Location

Extremely convenient city location situated on a quiet a no through road. Exeter St Davids, Exeter Quay, Exeter city centre and the University of Exeter all being within walking distance. Parking permits are available for the road.

## Entrance hallway

Frosted double-glazed door with window above to Entrance vestibule. Glazed wooden door to entrance hall. Attractive period arch, radiator and doors opening to.

## Lounge

A pleasant, bay fronted sitting room with double glazed windows to front aspect. Feature fireplace recess with mantle and tiled hearth. Picture rail and radiator.

## Kitchen/diner

A lovely, newly fitted kitchen benefiting from an extensive range of matching cupboards and drawer units with work surface over. Four ring electric hob with extractor hood and light above. Integrated oven, space for fridge/freezer and washing machine. Central island with breakfast bar, one bowl sink and mixer tap. Cupboard housing the gas boiler. Under stairs storage cupboard and radiator.





#### Family room

This is a great addition to the property enjoying a view over the pleasant garden from the double glazed patio doors. It is currently being used as a home office with a seating area. Velux roof light, window to the kitchen and radiator.

#### First Floor Landing

A split level landing with stairs leading back down to ground floor and doors opening to.

#### Bedroom 1

A generous double bedroom with double glazed bay window to the front aspect. Radiator, carpet flooring and space for large wardrobe.

#### Bedroom 2

Another double room with double glazed window to the rear aspect. Picture rail, carpet flooring and radiator.

#### Family Bathroom

A matching white suite comprising of a panel bath with shower and glass screen. Low level WC, wash hand basin with tap and cupboards beneath. Radiator, frosted double glazed window to rear aspect and extractor fan.

#### Rear Garden

A pleasant rear garden with small patio directly outside the patio doors. Mainly laid to lawn with shrub and flower border. The garden also benefits from timber-built storage and gate providing rear pedestrian access.

#### Agent Notes

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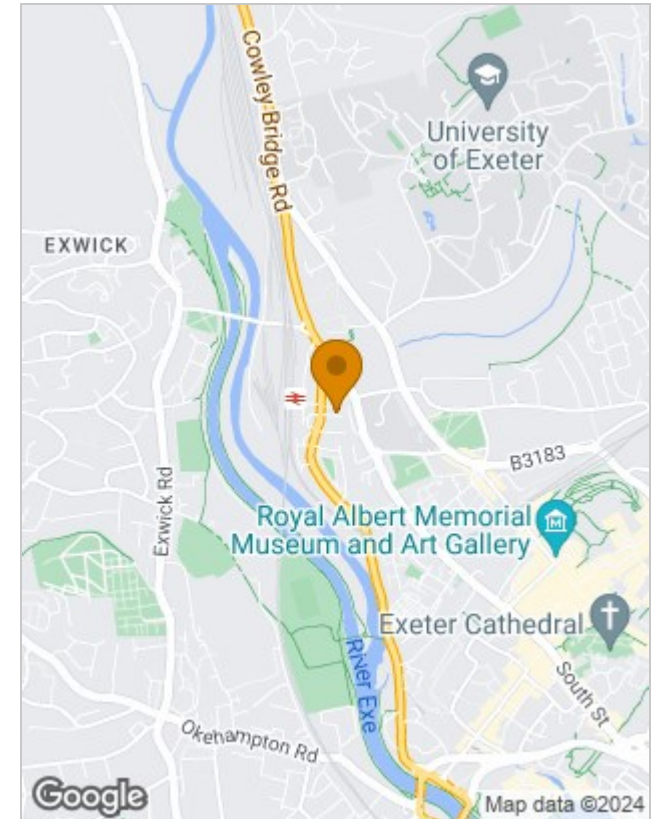




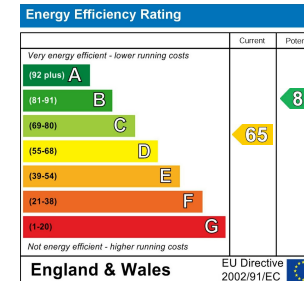
## Floor Plans



## 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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