



FRANCIS LOUIS
Residential



Cliff Bastin Close, Exeter, EX2 5QW

Price Guide £350,000 to £375,000





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Exeter, EX2 5QW

Guide Price £350,000 to £375,000 - This delightful 3-bedroom semi-detached home, nestled in the sought-after Broadmeadow area of Exeter. The property exudes charm and practicality, with its standout feature being a stunning extension that seamlessly combines the kitchen, dining, and family room. This creates a spacious and inviting environment, perfect for both everyday living and entertaining guests.

The interior of the home encompasses three well-appointed bedrooms, ensuring ample space for a growing family or individuals seeking roomy accommodations. Convenience is key, with the inclusion of a downstairs w/c for quick and accessible use.

- Stunning Kitchen/dining/family room
- 3 bedrooms
- Solar Panels
- W/C
- Utility
- Off road parking



Porch
Double glazed door to the front aspect, door to,

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

Kitchen/Dining/Family Room
A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, inset sink, integral fridge/freezer, integral double oven, integral dishwasher. Breakfast bar with space for stools under, double glazed patio doors and windows to the rear garden.

W/C
A low level w/c and wash hand basin.

Utility Room
A range of floor and wall units with a roll top worktop, space for utility's below, radiator, double glazed door and window to the garden.

Landing
Double glazed window to the side aspect, radiator, doors to,



Bathroom

A P-bath with shower over, a low level w/c, a wash hand basin, double glazed window to the rear aspect, radiator,

Bedroom 2

Double glazed window to the rear aspect, radiator, built in wardrobe,

Bedroom 1

Double glazed window to the front aspect, radiator,

Bedroom 3

Double glazed window to the front aspect, radiator

Parking

There is two private parking spaces. One is directly outside the front door and the other being down the side of the property.

Outside Rear

To the rear of the house is a patio area that leads to the artificial grass. There is then a decking area with a hot tub.

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in

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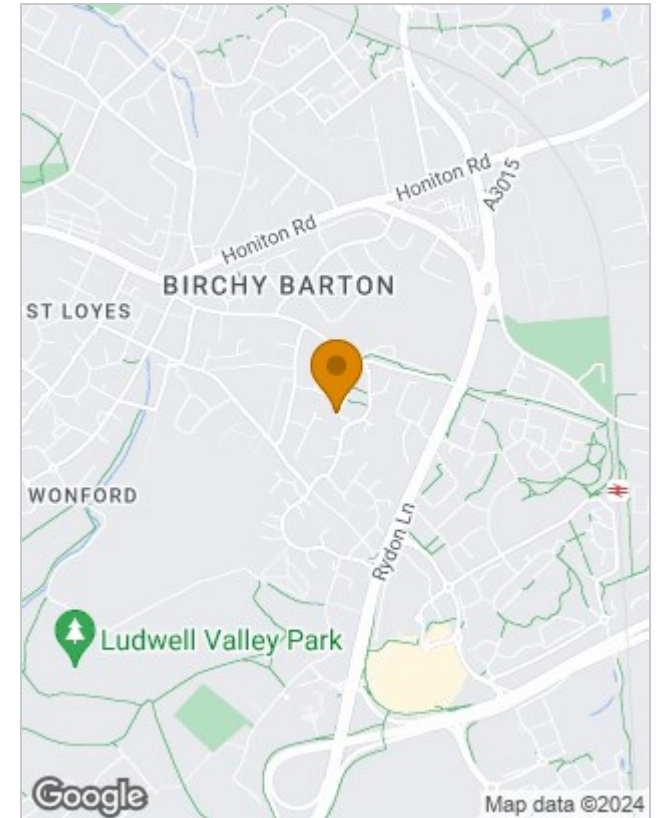




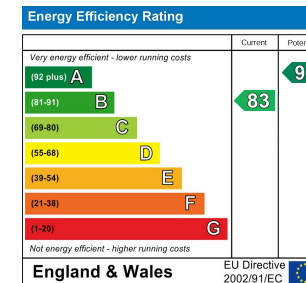
Floor Plans



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.