



FRANCIS LOUIS
Residential



Bowring Close, Exeter, EX1 3TU

Price Guide £270,000





Bowring Close

Exeter, EX1 3TU

Guide Price £270,000 to £280,000 - Welcome to this inviting 3-bedroom property nestled in the sought-after area of Whipton in Exeter. Boasting a perfect blend of comfort and functionality, this home is designed to meet the needs of modern living.

As you step inside, you are greeted by a spacious kitchen/dining room that serves as the heart of the home. The kitchen is not only well-equipped but also provides a welcoming space for family meals and entertaining guests. The adjoining lounge offers a cozy retreat, ideal for relaxation and quality time with loved ones.

Convenience is key with a dedicated w/c and utility room, ensuring practicality in daily tasks. The bathroom reflects a harmonious design, creating a tranquil sanctuary for personal care.

One of the standout features of this property is the thoughtful allocation of 2 parking spaces, providing hassle-free parking for residents and guests alike. The enclosed garden adds an extra layer of privacy and outdoor enjoyment, perfect for hosting barbecues, gardening, or simply unwinding in a serene environment.

Located in the popular Whipton neighborhood of Exeter, residents can enjoy the benefits of a vibrant community, proximity to local amenities, and easy access to transportation. This property offers a harmonious combination of modern conveniences and a warm, welcoming atmosphere, making it a wonderful place to call home.



Hallway

Double glazed door to the front aspect, stairs to the first floor, doors to,

Utility Room

Double glazed window to the front aspect, space for utilities, door to

W/C

A low level w/c, a wash hand basin,

Lounge

Double glazed patio doors to conservatory, radiator, feature fireplace,

Kitchen/dining room

A range of matching floor and wall mounted units with a roll top worktop, inset sink, space for range oven, American style fridge/freezer and dining table, breakfast bar with stool sunder, tiled floor, radiator, double glazed window to the front aspect, double glazed patio doors to the garden.





Landing
Radiator, doors to,

Bedroom 1
Double glazed window to the rear aspect, radiator,
storage over the stairs,

Bedroom 3
Double glazed window to the rear aspect, radiator

Bathroom
A panel bath with shower over, a low level w/c, a wash
hand basin,

Bedroom 2
Double glazed window to the front aspect, radiator

Outside Front
There are two allocated parking spaces in front of the
house.

Outside Rear
To the rear of the house is a landscaped garden with an
artificial garden, a patio area and a large storage shed.

Agents 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.

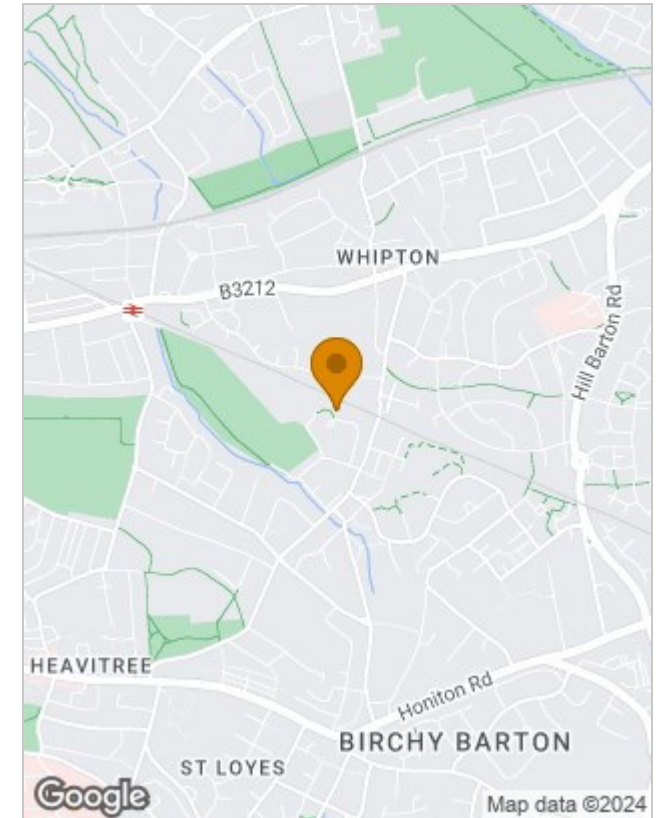




Floor Plans



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.