



FRANCIS LOUIS
Residential



Beacon Lane, Exeter, EX4 8LJ

Price Guide £300,000





Beacon Lane

Exeter, EX4 8LJ

- 2/3 bedrooms
- Lounge
- Garden
- No Chain
- 3rd bedroom or Dining Room
- Off-road parking for one car
- Modern kitchen and bathroom

Guide Price - £300,000 to £325,000 - Presenting a recently renovated detached bungalow with 2/3 bedrooms, ideally situated in the sought-after Whipton area of Exeter. This property offers a spacious lounge, a contemporary kitchen, a modern bathroom, off-road parking for one car, and an enclosed garden. Notably, this property is available with no chain.



Hallway

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

Lounge

Double glazed window to the front aspect, radiator, feature fire,

Bedroom 1

Double glazed window to the front aspect, radiator,

Bedroom 2

Double glazed window to the rear aspect, radiator,

Utility Room

Space for utilities, window to the rear aspect,

Kitchen

A range of matching of floor and wall mounted units with a roll top worktop and drawer units, inset sink, integral oven with hob over, space for fridge/freezer and dishwasher, double glazed window and door to the rear garden,





Bathroom

A panel bath with shower over, a low level w/c, a wash hand basin, tiled floor, double glazed window to the side aspect,

bedroom 3/Dining Room

Double glazed window to the front aspect, radiator,

Outside Front

There is a path to the front door, the remaining front garden is laid to lawn,

Shared Drive and Parking

There is a bricked shared driveway to the left of the property, this leads to a hard standing space of one car.

Gardens

There is gardens to the side of the house that will be laid to turf.

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

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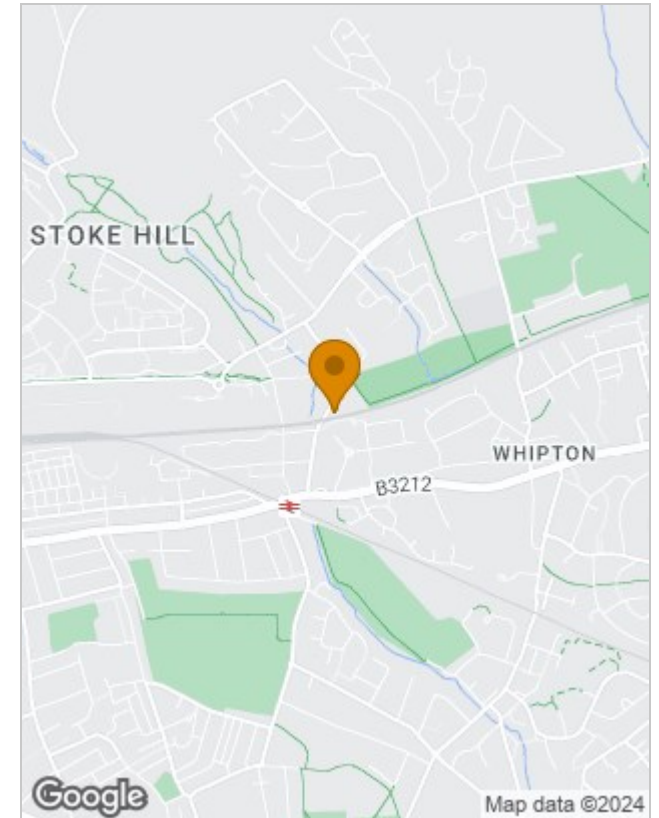




Floor Plans



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.

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