



FRANCIS LOUIS  
Residential



Van Buren Place, Exeter, EX2 7TJ

Price Guide £425,000









# Van Buren Place

Exeter, EX2 7TJ

- NO CHAIN
- Feature Lounge
- En-suite
- 2 parking spaces
- Utility room
- 3/4 Bedrooms
- Openplan Kitchen/Dining room
- Bathroom
- Garden
- w/c

Guide Price £425,000 to £450,000 - Presenting an extraordinary 3/4 bedroom Grade 2 Listed Barn Conversion property, now available for sale in the coveted Van Buren Place, Clyst Heath. Adjacent to a picturesque open green space, this residence offers superb access to various major amenities. The property features an inviting open-plan kitchen/dining room, an impressive lounge with high ceilings, a practical utility room, a convenient w/c, a flexible 4th bedroom/office, a stylish bathroom, and an en-suite shower room. Enhanced by two parking spaces, the property's allure is further elevated by a spacious enclosed garden and an abundance of distinctive original features. Don't miss the chance to make this unique residence your own!



### Kitchen/Dining Room

The property is entered via the dining area, there is a tiled floor, two windows to the communal courtyard, a door to the rear garden, stairs to the first floor, the kitchen area comprises a range of matching floor and wall mounted units with a roll top worktop and drawer units, inset sink, integral dishwasher, integral oven and hob over, space for fridge/freezer, doors to,

### Utility Room

A range of units with a roll top worktop and space for utilities,

### w/c

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

### Office/4th Bedroom

A feature with with exposed brick looking over the rear garden,

### Lounge

A feature room with high ceilings and many features, two French doors to the rear aspect, feature gas fire.







Landing  
Doors to,

Bedroom 1  
Two windows to the rear garden, radiator, door to,

En-suite  
A walk in shower, a low level w/c, a wash hand basin,  
exposed brickwork,

Bedroom 2  
Window to the front aspect, radiator,

Bedroom 3  
Window to the front aspect, radiator,

Bathroom  
A panel bath with shower over, a low level w/c, a wash hand  
basin, heated towel rail, window to the rear aspect,

Outside Front  
To the front of the house is a communal Courtyard garden,

Parking and Storage Room  
There are two allocated parking spaces and a brick built  
storage shed with power.

#### Outside Rear

To the rear of the property is a an enclosed garden with a feature patio which is currently used for al-fresco dining, the remaining garden is laid to lawn with a shrub and tree border. There is a timber shed and gate to either side of the property,

#### 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, sellor(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.

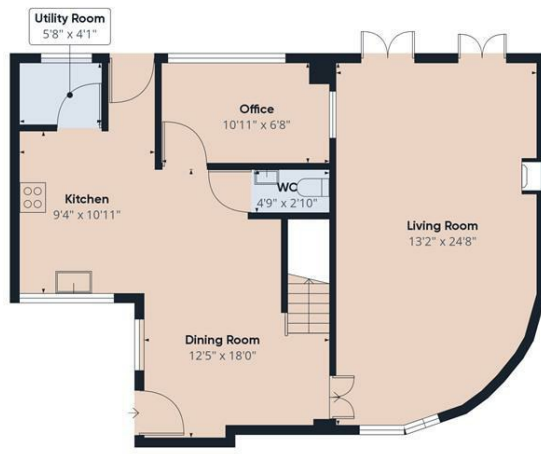




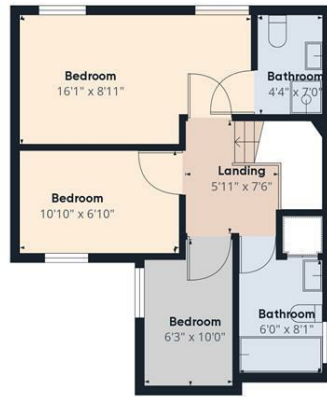




# Floor Plans



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
1131.7 ft<sup>2</sup>

Excluding balconies and terraces

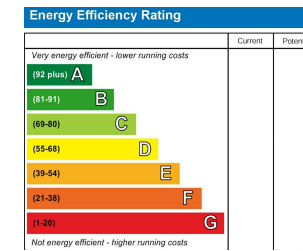
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Location Map



# Energy Performance Graph



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