

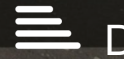


FRANCIS LOUIS
Residential



Park Lane, Exeter, EX4 9HP

Guide Price £525,000



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Park Lane

Exeter, EX4 9HP

- South facing views across Woodbury common and Exmouth.
- Detached Garage
- Open Plan Kitchen/Diner
- Further potential if required
- Large Garden
- Off Road Parking
- Great Location

A spacious, detached 5 bedroom chalet bungalow located in the sought after Park Lane in Pinhoe. It is situated in an elevated position with views over the local area and down to the estuary. The property benefits from a lounge, open plan dining/kitchen, conservatory, bathroom, garage, lots of off-road parking and enclosed gardens.



Entrance hallway

Three double glazed windows to the side aspect, door to the hallway

Hallway

Wooden floorboards, radiator, storage cupboard, stairs to the first floor, doors to,

Lounge

Double glazed bay window to the front aspect, double glazed window to the side aspect, radiator, door to,

Kitchen/diner

Recently opened up with plenty of natural light. This room is a great space to entertain.

A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, inset sink, integral two door oven, inset hob, space for washing machine and fridge/freezer, double glazed window to the conservatory, storage cupboards, door to,

Conservatory

Double glazed window and French doors to the garden.

Rear porch

Double glazed door and windows to the garden,

W/C

Double glazed window to the side aspect, low level w/c,



Family Bathroom

A newly fitted bathroom comprising of a glass walk-in shower, panel bath, w/c and wash hand basin. Tiled flooring, frosted double glazed window and extractor fan.

Bedroom 4

Double glazed window to the front aspect, radiator, storage cupboard and carpet flooring

Bedroom 5

Double glazed window to the front aspect, radiator and carpet flooring

First floor landing

Stairs leading to ground floor, carpet flooring and doors opening to,

Bedroom 1

Double glazed window to the rear aspect with stunning views, radiator, large wardrobe, there is then a further area which is currently used as an office/study space (but could easily be converted into an en-suite). In this part of the room there is a double glazed window to the rear aspect,

Bedroom 2

Double glazed window to the side aspect, radiator and carpet flooring. This room is currently being used as a home office.

Bedroom 3

Double glazed window to the side aspect, radiator and carpet flooring.

Outside Front

To the front of the house there is a driveway with parking for numerous cars, this leads to the garage. There is large front lawn garden which is walled in and has a mature shrub border and a tree.

Outside rear

To the rear of the house there is a lawn area, a mature shrub border and a large patio area.

Garage

Up and over door, power and light.

Agent Notes

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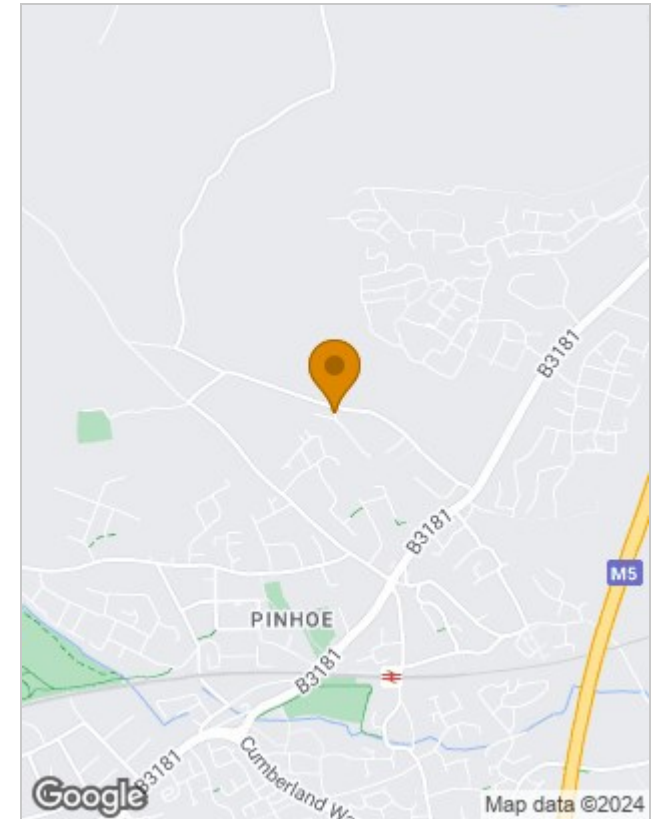




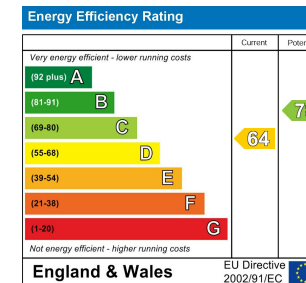
Floor Plans



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.

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.