



FRANCIS LOUIS

Residential



Old Butterleigh Road, Exeter, EX5 4JE

Guide Price £475,000 to £525,000



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# Old Butterleigh Road

Exeter, EX5 4JE

- Circa 0.25 acre plot
- Off road parking
- Village location
- Local amenities
- Large garage
- Large well-maintained gardens
- Easy access to Exeter & Tiverton
- M5 motorway at Cullompton

Guide price - £475,000 to £500,000.

An impressive residence situated on the outskirts of Silverton, featuring a spacious ~¼ acre plot, three bedrooms, and a versatile floor plan.

This three-bedroom family home boasts a generous plot of approximately 0.25 acres, complemented by both front and rear gardens. The open-plan kitchen/dining room provides a welcoming space, while the flexible accommodation adds to the home's adaptability. Conveniently located with easy access to Tiverton and Exeter, this superb property also includes a large garage, off-road parking, and holds a Freehold status.



## Ground Floor

The main level of the residence has two spacious living rooms, a well-appointed kitchen seamlessly connected to the dining room, a bedroom currently serving as an office, and a conveniently located shower room.

The first sitting room boasts captivating garden views, a log burner, and a glazed patio door that seamlessly connect indoor and outdoor living spaces. Functioning as a family room, the second sitting room opens up to a decking area through double glazed sliding doors.

The well-equipped kitchen/dining room is fitted with a range of matching base and wall units, a Rayburn stove, an electric oven, and space for a dishwasher, freestanding fridge and microwave. The ground floor encompasses a thoughtfully designed shower room with a corner shower, WC, and basin. The third bedroom is currently utilized as a study and offers adaptability for many uses.







#### First floor

Ascending the stairs, two double bedrooms on the upper level each exude their own unique charm. The master bedroom provides delightful garden views and includes a relaxing roll-top bath, offering a perfect retreat after a long day and a WC acting as its en-suite. The second double bedroom is cleverly arranged with both a double bed and a single bed, maximizing the use of space. It offers a delightful view to the front of the property, overlooking the neighbouring fields.

The property offers ample storage, featuring a substantial airing cupboard and two loft spaces. The main loft is accessible from bedroom 2 which is insulated, and partially boarded.

#### Garage

A spacious garage is accessible either through the electric up-and-over door or via a separate door that opens directly to the family room. The garage provides ample space for a car, along with additional storage. Furthermore, there is designated space and plumbing for a washing machine and tumble dryer, effectively serving as a utility area. Additional space for a further chest freezer and upright fridge along with worktop space and cupboards.

#### Outside Front

A chipped stone driveway offering generous parking space for at least two vehicles. The remaining front garden is meticulously maintained lawn with well-established hedgerows and trees displaying its lush greenery.

#### Outside Rear

The rear garden is of a particularly good size and is one of the main highlights of this property. To the rear and the side of the residence lies a stunning and mature garden. This meticulously curated space has been artfully designed to serve as a sanctuary for a diverse array of wildlife. It includes a greenhouse and a wooden shed perfect for those who enjoy gardening. The garden boasts an impressive assortment of trees, along with wild garlic, an array of vibrant flowers, and shrubs that burst into a kaleidoscope of colours throughout the seasons.

#### Agent Notes

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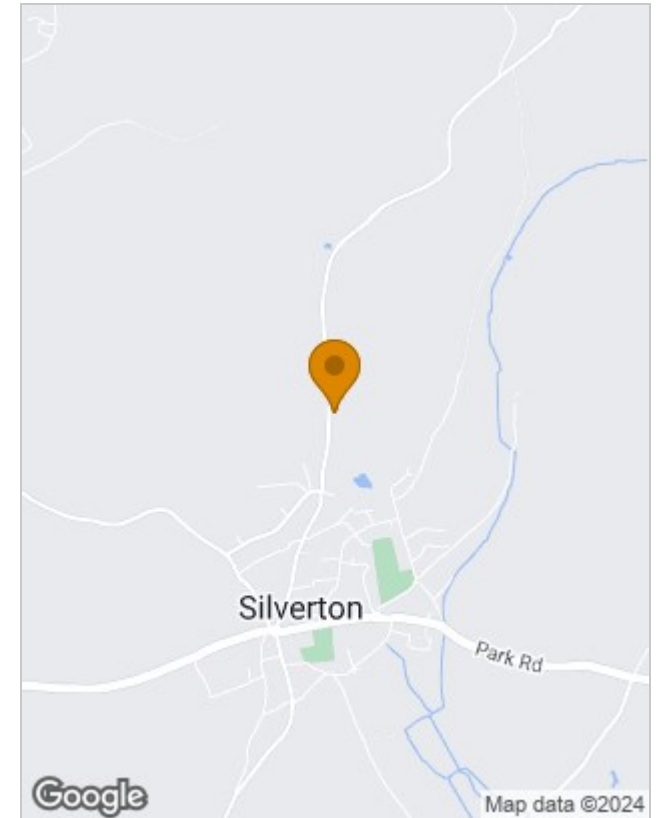




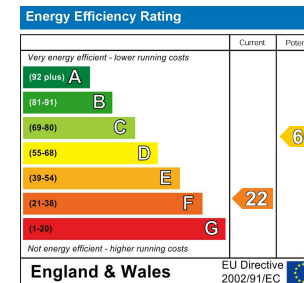
## Floor Plans



## 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.

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