



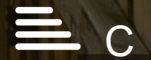
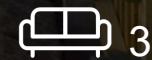
FRANCIS LOUIS

Residential



Grecian Way, Exeter, EX2 5PF

Guide Price £500,000





Grecian Way

Exeter, EX2 5PF

- Detached property
- 4/5 Bedrooms
- Great location
- Versatile living accommodation
- Downstairs shower room
- Driveway providing off road parking

An elegantly designed detached house with 4/5 bedrooms, ideally located in the desirable Broadmeadow area. This property boasts a spacious lounge, a dining room, a well-equipped kitchen, two bathrooms, a generous sunroom, an enclosed garden, and a driveway offering parking space for up to two cars.



Entrance Porch

Entering from the double glazed front door you are greeted by the entrance porch which is an ideal place for shoes and coats. Tiled flooring, double glazed windows and a door opening to the lounge and bedroom 5.

Lounge

A spacious lounge featuring a double-glazed window overlooking the front, wood flooring, a radiator, and an opening connection to the dining room, creating a seamless and open plan feel.

Dining room

Opening from the lounge is the dining room with ample space for a dining table and book shelf. Radiator, stairs leading to first floor landing, door opening to the kitchen and double french doors opening to the sun room.

Sun room

This is a large additional space to the main accommodation with double glazed windows overlooking the rear garden. Tiled flooring, radiator, space and plumbing for washing machine and patio door for access to the garden.

Kitchen

A well appointed kitchen with a range of matching modern floor and wall mounted units with drawers. Wood worktops, inset one bowl sink with mixer tap and drainer. Space for freestanding fridge/freezer, dishwasher and oven.





Bedroom 5/Further reception room

Originally a garage, this versatile space serves various purposes, such as a convenient downstairs bedroom with an adjacent shower room. It features a bay window at the front, wood-effect flooring, and a radiator.

Downstairs shower room

A recently fitted modern suite comprising of a shower cubical, wash hand basin, low level WC, heated towel rail and frosted double glazed window.

First floor landing

Stairs to ground floor, double glazed window and doors opening to,

Bedroom 1

A good sized double bedroom with a double glazed window to rear aspect, wood effect flooring, radiator and space for wardrobes.

Office/Walk-in wardrobe

Currently utilized as a walk-in wardrobe, this space also lends itself well to function as an excellent office. It includes a double-glazed window on the rear, a radiator, and wood-effect flooring.

Bedroom 2

A second double bedroom with radiator, wood effect flooring and double glazed window to side aspect.

Bedroom 3

Wood effect flooring, double glazed window to front aspect and radiator.

Bedroom 4

Double glazed window to side aspect, radiator and wood effect flooring.

Family bathroom

A modern matching white suite comprising of a panel bath with shower and glass screen, low level WC, wash hand basin, extractor fan, heated towel rail and frosted double glazed window to side aspect.

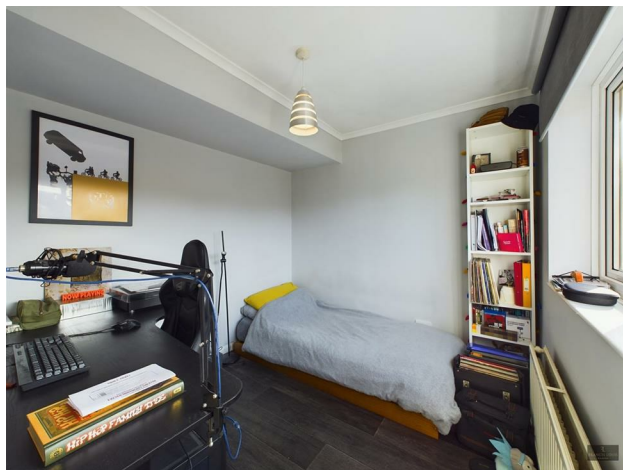
Outside

At the back of the property lies a surprisingly spacious enclosed garden, predominantly covered in lawn and featuring a patio area ideal for outdoor dining. A side gate providing access to the front driveway which is tarmacked providing parking for up to two cars.

Agent Notes

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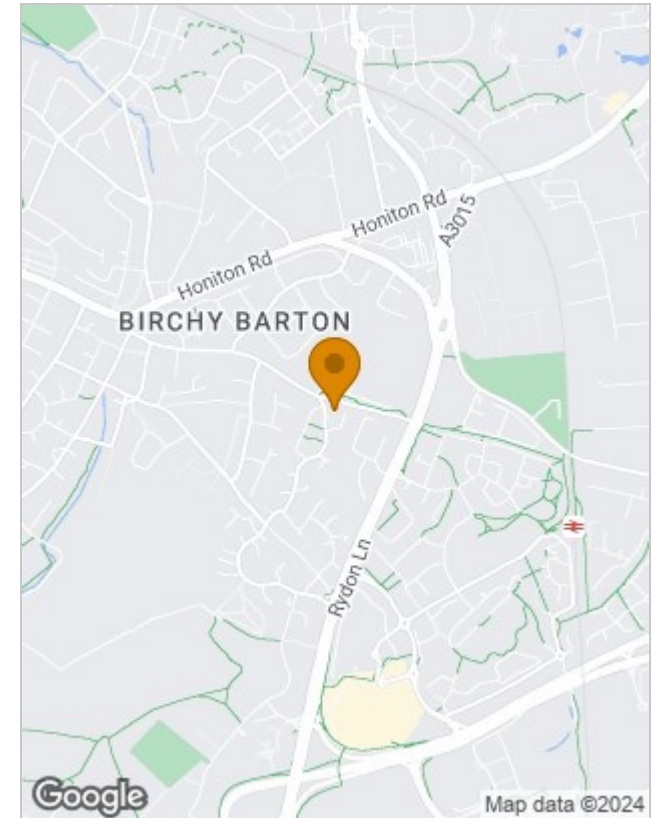




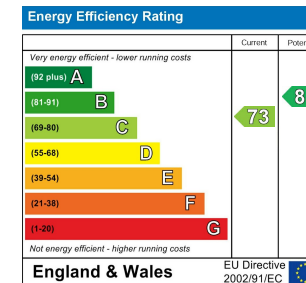
Floor Plans



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.