



FRANCIS LOUIS

Residential



Wills Lane, Exeter, EX1 3LL

Offers Over £270,000





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Wills Lane

Exeter, EX1 3LL

- Two off road parking spaces
- Close to Rail Station & Buses
- Two double bedrooms
- Easy access to M5, Exeter & A30
- Enclosed garden with side gate
- Master en-suite

This well-kept, contemporary end-terrace property is situated in the sought-after residential area of West Clyst, providing convenient access to the city and proximity to the M5 and train lines. It comes with two double bedrooms, a master with an en-suite, and features an enclosed rear garden and two off road parking spots.



Ground Floor

This property is in excellent condition, with a straightforward and light decor. The ground floor includes an entrance hallway with stairs leading to first floor, a spacious living room with dual-aspect windows providing lots of natural light and under-stairs storage, a handy ground-floor cloakroom, and a functional kitchen/dining room with French doors to the rear garden. The kitchen is modern and practical, with gloss-white finishes, ample worktop, and cupboard space, and comes equipped with built-in oven and hob, integrated fridge/freezer, washing machine, and slimline dishwasher.

First Floor

Upstairs, you'll find two double bedrooms, both with fitted wardrobes. The master bedroom benefits from an en-suite shower room. The modern family bathroom features a panel bath with a shower attachment, low level WC, wash hand basin, and a heated towel rail.





Outside rear

Outside, the rear garden is a decent size and fully enclosed with a gate providing rear access. It includes a patio area, perfect for outdoor dining and entertaining, a large lawn area, and a timber shed for storage. An outside tap adds convenience.

Outside front

The front of the property features a block-paved driveway with side-by-side parking for two cars.

Situation

West Clyst is a popular residential district on the North-Eastern fringes of Exeter, ideal for access onto the M5 and A30. Exeter Airport and the Met Office Headquarters are also nearby. Pinhoe (just a short walk away) has a range of shops, a post office and a bus service which runs into the City Centre. It also has its own station with a rail service both to Waterloo and via Exeter to Paddington. The city centre is some 4 miles distant and offers excellent sports and leisure facilities. Being situated on the river and offering a selection of theatres, cinemas, museum, cathedral, football, rugby and leisure centres.

Maintenance charges

The vendor has advised the charge for communal upkeep of the green spaces was £259.25 last year. This will increase to £350 once all open spaces are complete.

Agent Notes

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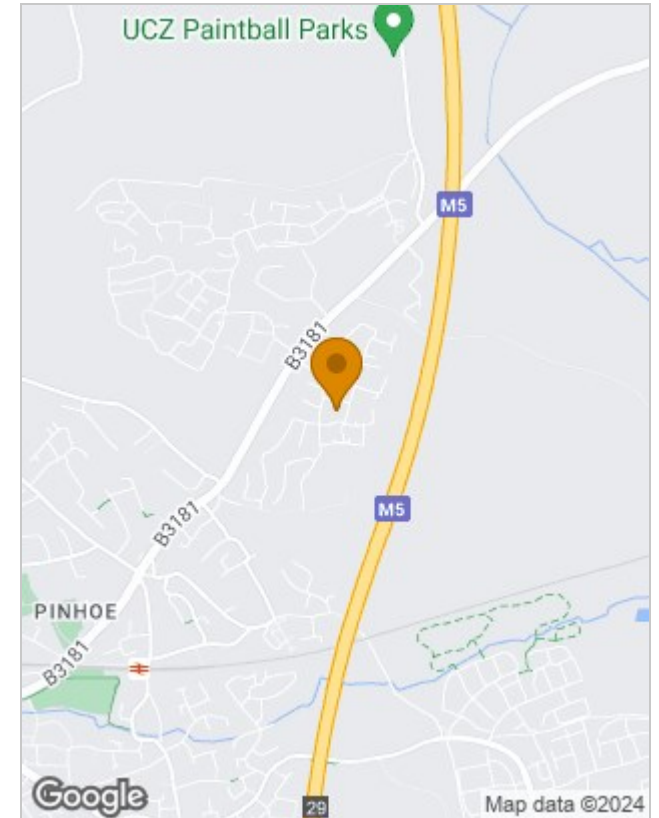




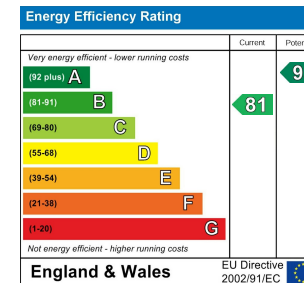
Floor Plans



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.