



FRANCIS LOUIS
Residential



Royal Crescent, Exeter, EX2 7QT
Guide Price £300,000 to £325,000





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Royal Crescent

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- No onward chain
- Off road parking
- Three bedrooms
- Garage
- South west facing garden
- Master en-suite

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A well presented and modern residence with three bedrooms, located at the desirable Kings Heath neighbourhood in Exeter. This property features a spacious lounge, a well-appointed kitchen/dining room, a convenient downstairs w/c, a family bathroom, an enclosed south west facing garden, one off road parking space, a garage and being sold with no onward chain.



Entrance hallway

Double glazed door to the side aspect entering the home, stairs to the first floor, radiator, doors to,

Downstairs W/C

A convenient downstairs WC with a low level w/c, wash hand basin, frosted double glazed window and radiator.

Lounge

A spacious sitting room with a double glazed window to front aspect, two radiators, carpet flooring and door leading to kitchen/diner.

Kitchen/Diner

A well appointed kitchen with a range of matching floor and wall mounted kitchen units. A roll top worktop, one bowl inset sink with drainer and mixer tap. Integrated oven, inset four ring gas hob with extractor and light above. Space for washing machine, freestanding fridge/freezer and dining table. Double glazed window to the rear aspect, radiator, double glazed patio doors to the rear garden and a large under stairs storage cupboard.





First Floor Landing

Double glazed window to side aspect, carpet flooring, stairs leading down to ground floor and doors leading to.

Bedroom 1

A good size double bedroom benefiting from its own en-suite. Double glazed window to front aspect, radiator and carpet flooring.

En-suite

A modern matching suite comprising of a shower cubicle, low level WC, wash hand basin, radiator and extractor fan.

Bedroom 2

A further double bedroom double glazed window to rear aspect, radiator and carpet flooring.

Bedroom 3

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

Garden

To the rear of the property is a sunny southwesterly facing garden. It is fully enclosed with a gate providing rear access and a timber shed. Double patio doors open from the kitchen/diner making the garden an ideal space for outside dining.

Parking & Garage

To the side of the property there is a garage located under a coach house, the garage has an up and over door. There is parking in front of the garage for one car.

Agent Notes

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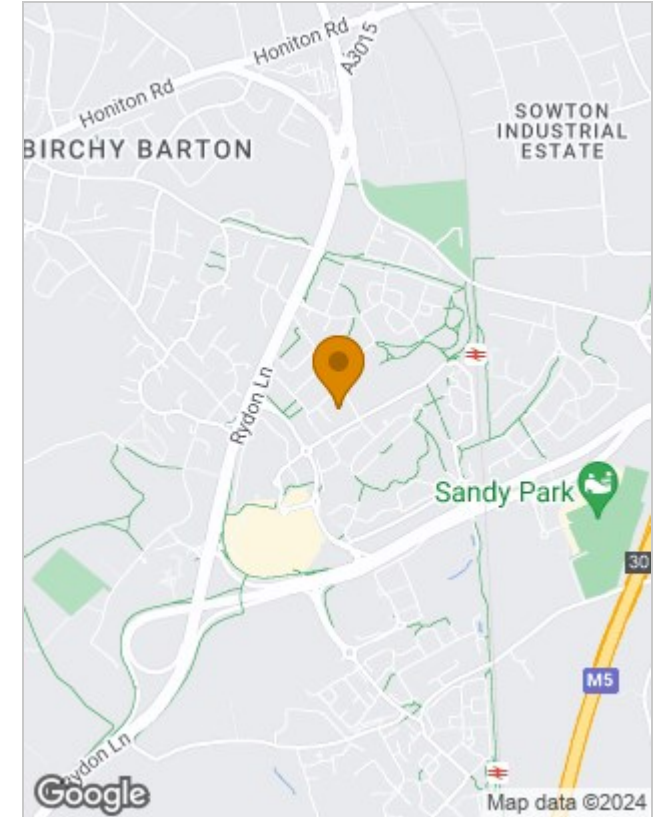




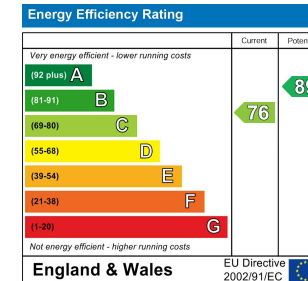
Floor Plans



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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