



FRANCIS LOUIS  
Residential

Monks Road, Exeter, EX4 7BN

Guide Price £300,000



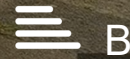
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B



Guide Price £300,000

# Monks Road

Exeter, EX4 7BN

- Double garage
- Two reception rooms
- Enclosed rear garden
- Solar panels
- Great location
- EPC - B

Guide price - £300,000 to £325,000.

A sought-after property nestled in the popular Mount Pleasant neighbourhood. This property features desirable amenities including a spacious double garage, solar panels with a lucrative feed-in tariff, three bedrooms, a cozy lounge, a separate dining room, a well-appointed kitchen, a family bathroom, and a secluded rear garden.



## Solar Panels

In addition to free electricity the property receives a feed in tariff income from the solar panels which amounted to £1680 in the twelve months to February 2024. These payments are indexed to CPI (consumer price index) and extend until January 2037. It's important to note that these payments are tax free.

## Entrance hallway

Double glazed front door opening up to the property. Stairs leading to first floor landing, wooden flooring, radiator, under-stairs storage and doors opening to.

## Lounge

A bright room benefiting from a large double glazed bay window to front aspect, gas fireplace, wooden flooring, radiator and sliding doors opening to the dining room.

## Dining room

Double glazed window to rear aspect, wooden flooring, space for large dining table and radiator.

## Kitchen

A range of matching floor and wall mounted kitchen units with worktop and drawers. Inset one and a half bowl sink with drainer and mixer tap over. Space for freestanding fridge/freezer, washing machine and freestanding oven. Double glazed patio door opening to rear garden.





**First floor landing**  
Stairs leading down to ground floor, carpet flooring, loft hatch and doors opening to.

**Bedroom one**  
A good size double bedroom with a double glazed window to rear aspect, fitted wardrobes, feature fireplace, radiator and carpet flooring.

**Bedroom two**  
Another double bedroom with a double glazed window to front aspect, radiator and carpet flooring.

**Bedroom three**  
Currently set-up as an office this room would also make a good third bedroom. Double glazed window to front aspect, radiator and carpet flooring.

**Family bathroom**  
A matching suite comprised of a panel bath with shower over, low level WC, wash hand basin, frosted double glazed window to rear aspect, radiator and extractor fan.

**Rear garden**  
At the rear of the property you'll find a generously sized garden with a seating area ideal for outside dining and planting beds for those who are keen gardeners.

#### Garage

At the rear of the property lies a convenient double garage featuring an up-and-over door as well as a passenger door. This versatile space is perfect for housing a vehicle and/or serving as a workshop area.

#### Agent notes

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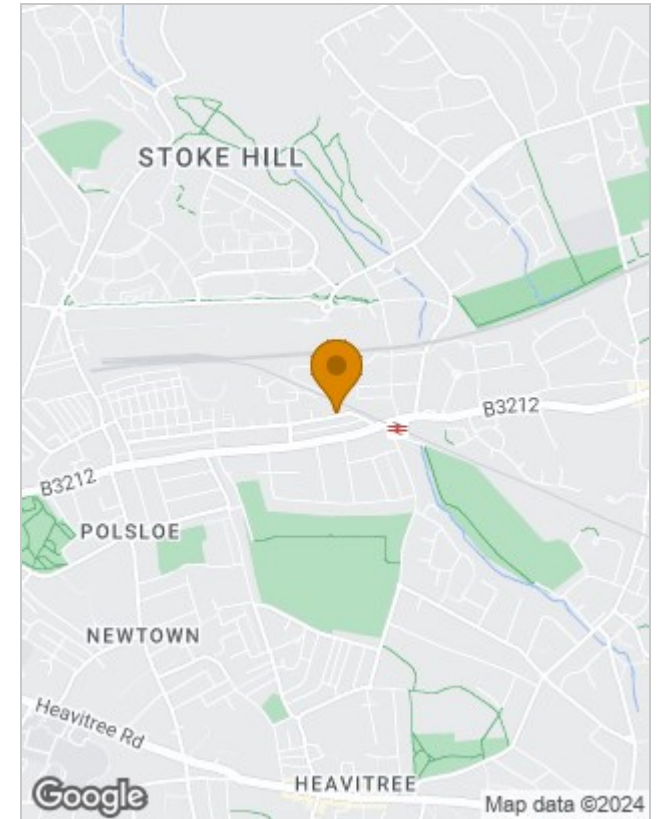




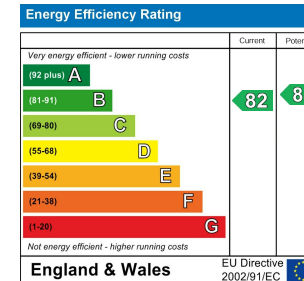
## Floor Plans



## 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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