

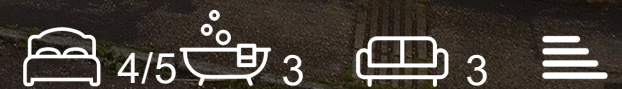


FRANCIS LOUIS
Residential



Fore Street, Exeter, EX5 4HP

Guide Price £450,000





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Fore Street

Exeter, EX5 4HP

- 4/5 bedrooms
- en-suite
- shower room
- 3 reception rooms
- bathroom
- garden

This charming 1597 square foot period home is located in the sought after village of Silverton. It features 4/5 bedrooms, 3 bright reception rooms, kitchen, utility room and an enclosed walled garden. The en-suite and family bathrooms are newly fitted and there is a downstairs shower room. The property also benefits from a new boiler, rewiring and is freshly decorated with new carpets throughout.



Entrance Vestibule

Wooden door to the front aspect, tiled floor, door to,

Hallway

Tiled floor, doors to

Lounge

Window to the front aspect, radiator,

Dining Room

Window through to the rear porch, radiator, doors to,

Kitchen

A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, integral two door oven, inset hob, inset sink, space for fridge/freezer and washing machine. radiator, window and door to rear porch and window to the garden,

Rear Porch

Tiled floor, door to the garden, doors to,

Utility Room

A Belfast sink, tiled floor, window to the garden, opening to,

Vestibule

Door to the rear garden, radiator, tiled floor, doors to,





Shower Room

A walk in shower, a low level w/c, a wash hand basin, radiator,

Sitting Room

Window to the rear aspect, feature fireplace, radiator,

Landing

Banister over stairs, doors to,

Bedroom 4

Window to the rear aspect, radiator, door through to bedroom 5

Bedroom 5

Window to the rear aspect (please note this room is only accessed via bedroom 4)

Bedroom 3

Window to the front aspect,

Bedroom 2

Window to the front aspect,

Bedroom 1

A dual aspect room with a window to the front and side aspect, door to,

En-suite

A walk in shower, a low level w/c, a wash hand basin, tiled surround, heated towel rail.

Bathroom

A panel bath with shower over, a low level w/c, a wash hand basin, radiator, window to the rear aspect,

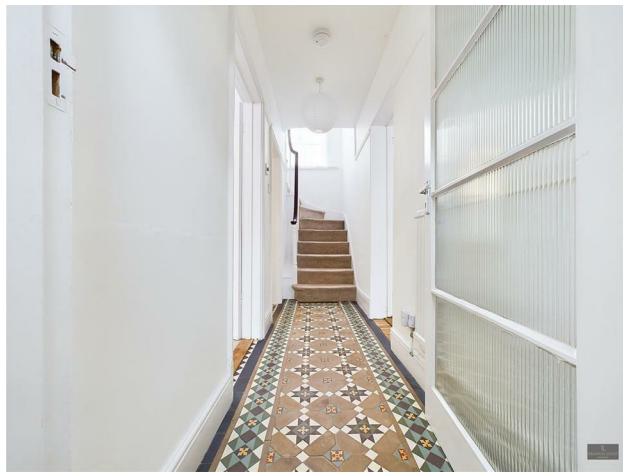
Outside Rear

A patio area with a storage shed that leads on to the enclosed garden.

Information.

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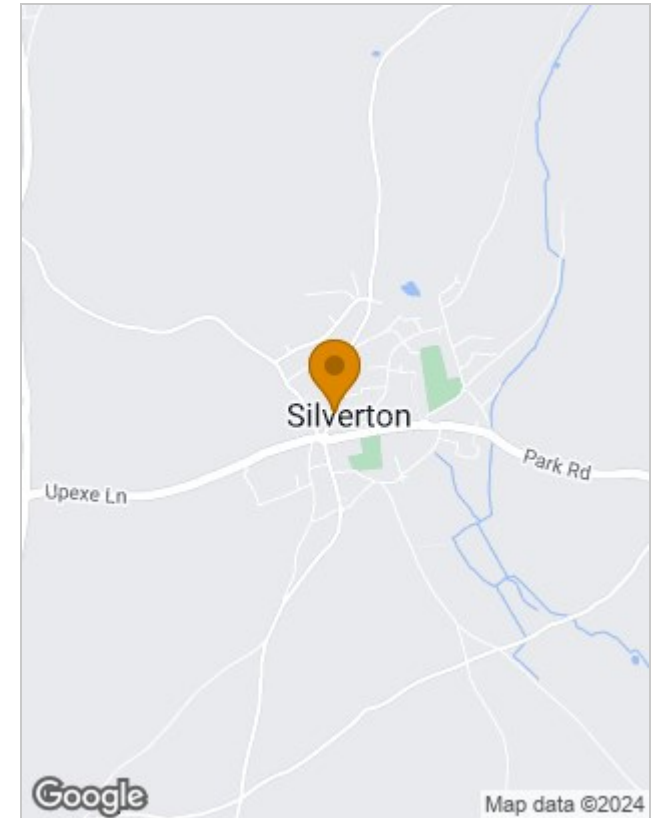




Floor Plans



Location Map



Energy Performance Graph

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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