

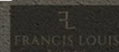
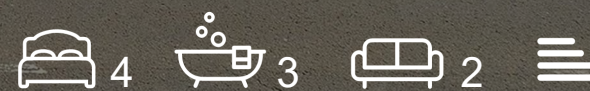


FRANCIS LOUIS
Residential



Okehampton Road, Exeter, EX4 1EP

Price Guide £375,000





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- 477 square foot music room/games room
- Garage
- 4 double bedrooms
- Bathroom
- Summer house
- Parking
- Shower room
- No Chain

This is a delightful house that offers a perfect blend of space, character, and modern amenities. Boasting 2 reception rooms and 4 bedrooms, this property is ideal for those seeking a comfortable and spacious living environment.

One of the standout features of this home is the 477 square foot purpose-built music room/games room, providing ample space for entertainment and relaxation. Additionally, the property includes a garage, a summer house, and parking, ensuring convenience and practicality for its residents.

Inside, you'll find a well-equipped kitchen breakfast room, perfect for preparing delicious meals and hosting gatherings. The property also features a bathroom, shower room, and an en-suite shower in the master bedroom.

Stepping outside, the large garden beckons, providing a tranquil outdoor space to unwind and enjoy the fresh air. With no chain attached, the opportunity to make this unique period home your own is truly enticing.

Don't miss out on the chance to own this exceptional property that seamlessly combines historic charm with modern comforts. Book a viewing today and envision the possibilities that await in this inviting Exeter abode.



- Vestibule**
Wooden door to the front aspect, door to,
- Hallway**
Stairs to the first floor, under stairs cupboard, radiator, doors to,
- Dining Room**
French doors to rear hallway, fireplace, radiator,
- Lounge**
Double glazed bay window to the front aspect, radiator,
- Kitchen/breakfast room**
A range of matching floor and wall mounted units with a roll top worktop and drawer units, inset sink, integral oven with hob over, space for fridge/freezer and a washing machine, double glazed window to the rear aspect,
- Rear Hallway**
Window to the side aspect, radiator,
- Sun room**
Double glazed window and patio doors to the garden, radiator, door to,
- W/C**
A low level w/c, a wash hand basin,
- Landing**
Banister over stairs, stairs to the second floor, doors to,



Bedroom 3
Double glazed bay window to the rear aspect, radiator,

Bathroom
A walk in shower, a low level w/c, a wash hand basin, double glazed window to the side aspect,

Bedroom 4
Double glazed bay window to the rear aspect, radiator,

Bedroom 1
Double glazed bay window to the front aspect, feature fireplace, radiator,

Landing
Door to,

Bedroom 2
A dual aspect room with a double glazed window to both the front and rear aspect aspect, radiator, walk in shower, wash hand basin,

Outside Rear garden 1
Directly behind the house in an enclosed garden laid to artificial grass, there is a gate that gives access to the service lane and further garden.

Garage
Behind the house and accessed via the service lane is the garage, there is inspection pit, electric car charging point and power. There is parking for one car in front of the garage.

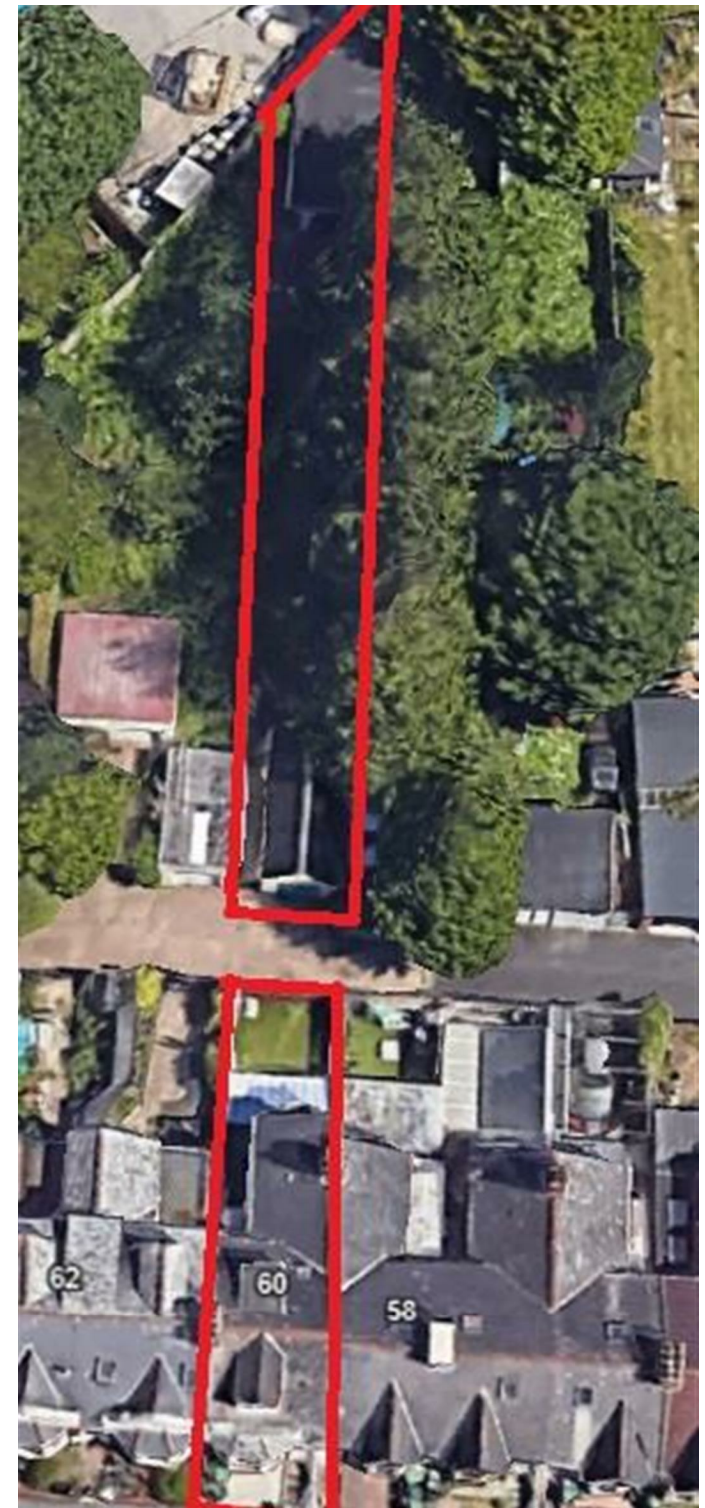
Garden 2
Accessed via a gate next to the garage is the lawn garden with a mature shrub border and patio area, The garden leads to the,

Summer House
Power and light

Music/Games Room
A purpose built music room which was built for the this purpose and is built with soundproof materials. However the room can be used for many different reasons and benefits from power and light.

Agents notes
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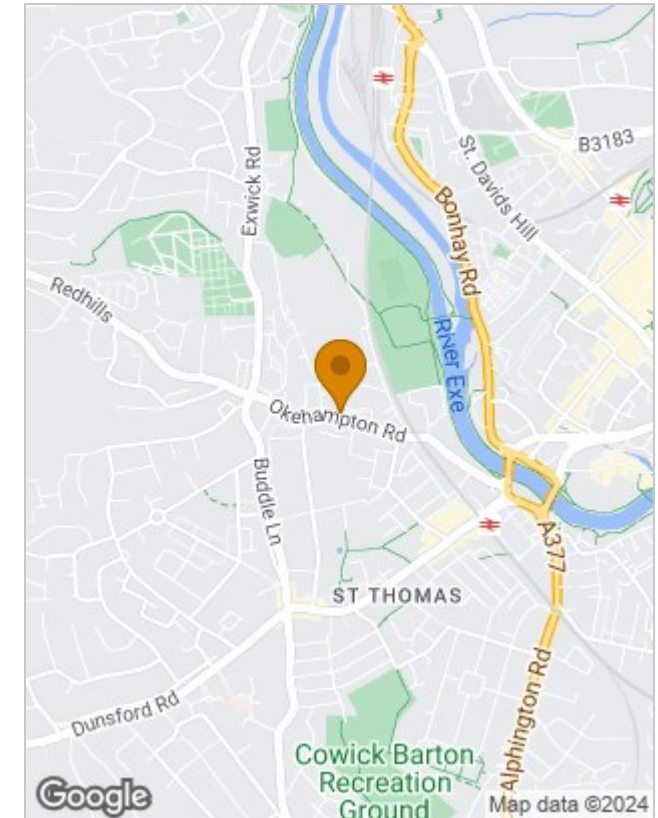




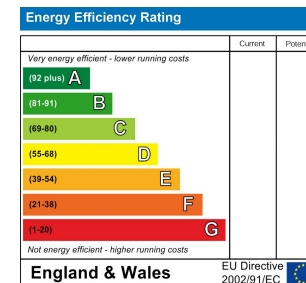
Floor Plans



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.