



FRANCIS LOUIS
Residential



Stafford Road, Exeter, EX4 1EX

Guide Price £350,000 to £375,000



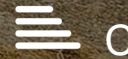
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Stafford Road

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- Newly renovated
- Large south facing rear garden
- Three bedrooms
- Garage
- Open Lounge/Diner
- Great location

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An extremely well-appointed and recently renovated three-bedroom semi-detached home in the sought-after St. Thomas area of Exeter. This property boasts a spacious open-plan lounge/dining area, a newly fitted kitchen, a modern family shower room, a generous rear garden, and three bedrooms. Additional features include a garage, high-quality finishes throughout, new double-glazed windows and doors, full insulation, a new boiler, complete rewiring, re-plumbing and sound proofing.



Situation

The property is located on the west side of Exeter, a historic cathedral city, offering convenient access to the city center and Princesshay. Nearby, Cowick Street hosts numerous local shops and St. Thomas train station, which connects to St. Davids regional station with links to London. The quay, within walking distance, provides a variety of activities along with cafes, bars, and restaurants.

Entrance hallway

Double glazed front door and frosted window to front aspect, stairs leading to first floor landing, wooden floorboards, under stair storage, radiator and doors opening to.

Kitchen

A well appointed and modern kitchen with a range of matching floor and wall mounted kitchen units. Inset one bowl sink with mixer tap, integrated oven and induction four ring hob with extractor and light above. Double glazed window to rear aspect, space for freestanding fridge/freezer and radiator.

Lounge/diner

A spacious and bright room flooded with natural light, featuring a double-glazed bay window at the front and double-glazed patio doors opening to the rear garden. The room boasts wooden floorboards and is equipped with two radiators.





First floor landing
Double glazed window to side aspect, wooden floorboards, loft hatch and doors opening to,

Bedroom one
A large double bedrooms with a double glazed bay window to front aspect, wooden floorboards and a radiator.

Bedroom two
A further generously sized double bedroom with a large window that offers a lovely view of the rear garden and St. Thomas. The room features wooden floorboards and a radiator.

Bedroom three
Currently utilized as an office, this versatile room can also serve as a single bedroom. It features a double-glazed window facing the front, wooden floorboards, and a radiator.

Family shower room
A well appointed and modern bathroom with a corner shower, low level WC, wash hand basin, frosted double glazed window, extractor fan and wooden floorboards.

Rear garden
At the rear of the property lies a generously sized, south-facing garden, thoughtfully designed with multiple distinct areas. It features a stoned section ideal for outdoor dining, a lush lawn, and planting beds perfect for growing flowers and vegetables.

Garage

Adjacent to the house, and accessible via a shared driveway, is the garage. This space is ideal for storage but also offers potential for conversion into something more versatile.

Agent Notes

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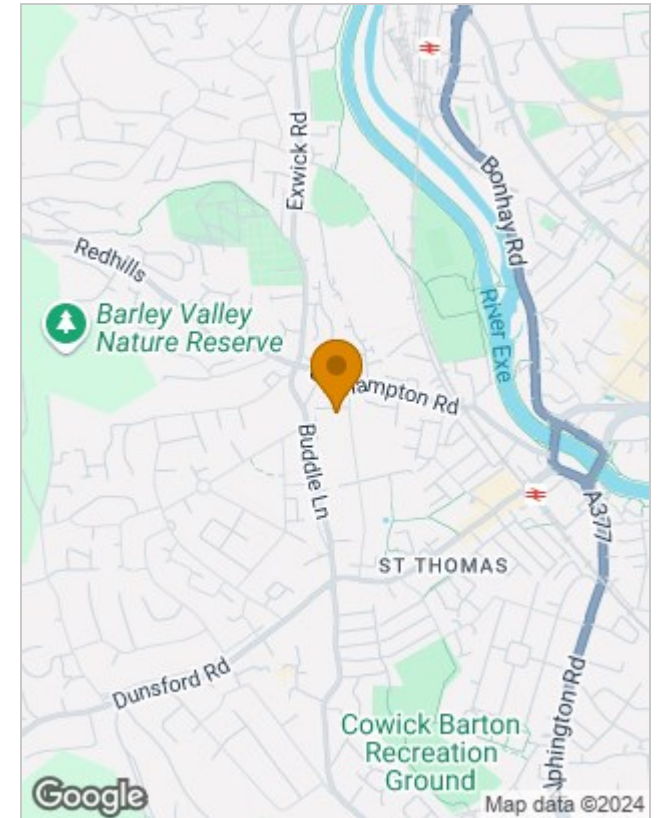




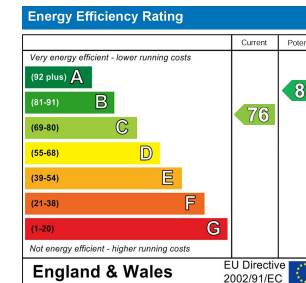
Floor Plans



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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