



FRANCIS LOUIS

Residential



King Street, Exeter, EX5 4JG

Price Guide £250,000









# King Street

Exeter, EX5 4JG

Welcome to King Street, Silverton! This charming 3-bedroom semi-detached cottage is a hidden gem nestled in the sought-after village of Silverton and is being SOLD with NO CHAIN.

As you step inside, you are greeted by two inviting reception rooms - a lounge and a dining room, perfect for entertaining guests or simply relaxing with your loved ones. The well-equipped kitchen is ideal for whipping up delicious meals, while the downstairs w/c and utility room provide added convenience.

Upstairs, you will find three spacious double bedrooms, offering ample space for a growing family or visiting guests. There is also a family bathroom.

One of the highlights of this property is the enclosed garden, where you can enjoy al fresco dining, gardening, or simply basking in the sunshine on a lazy afternoon.

Don't miss out on the opportunity to make this house your home. With its characterful features and desirable location, this property in Silverton is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your future in this delightful cottage.



## Dining Room

Double glazed window to the rear aspect, radiator, storage cupboard, stairs to the first floor, door to,

## Inner Hallway

Doors to,

## Lounge

A dual aspect room with double glazed windows and door to the rear and side aspect, radiator,

## Utility Room

A roll top worktop with space for utilities below, window to the side aspect, doors to,

## W.C

A low level w/c, a wash hand basin, window to the rear aspect, boiler,







#### Kitchen

A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, inset sink, space for oven, fridge, double glazed windows and door to the rear and side aspect,

#### Landing

Window to the rear aspect, doors to,

#### Bedroom 2

Double glazed window to the rear aspect, radiator, built in wardrobe,

#### Bedroom 1

Double glazed windows to the rear aspect, radiator, built in wardrobe,

#### Bedroom

Double glazed window to the rear aspect, radiator, built in wardrobe,

#### Bathroom

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

#### Outside

The enclosed garden is located to the rear and side of the property,

#### Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.









## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

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.