



FRANCIS LOUIS
Residential



Lower Coppice, Exeter, EX1 3ZA
Offers Over £300,000 to £350,000





Lower Coppice

Exeter, EX1 3ZA

- Two off road parking spaces
- Enclosed garden with side gate
- Well Presented
- EPC Rating - B
- Master en-suite
- Easy access to M5, Exeter & A30
- Downstairs WC

This well-kept, contemporary end-terrace property is situated in the sought-after residential area of West Clyst, providing convenient access to the city and proximity to the M5 and train lines. It comes with three bedrooms, a master with an en-suite, an enclosed rear garden, utility room, downstairs WC and a drive providing off road parking for two cars.



Ground Floor

This property is in excellent condition, with a straightforward and light decor. The ground floor includes an entrance hallway with stairs leading to first floor, a spacious living room with a large window to front aspect providing lots of natural light and a door to the under-stairs storage. To the rear of the ground floor is the functional kitchen/dining room with French doors to the rear garden. The kitchen is modern and practical, with ample worktops, and cupboard space, and comes equipped with built-in oven and hob, one and a half bowl sink, integrated fridge/freezer and dishwasher. From the kitchen you find a useful utility space with more storage and worktop space. The utility has an integrated washing machine and a door opening to a handy ground-floor cloakroom.

First floor

Upstairs, you'll find two double bedrooms and a third single room which is currently being used as an office. The master bedroom benefits from an en-suite shower room and large fitted wardrobes. The modern family bathroom features a panel bath with a shower attachment over, low level WC, wash hand basin, and a heated towel rail.





Rear Garden

Outside, the rear garden is a decent size and fully enclosed with a gate providing side access. It includes a patio area, perfect for outdoor dining and entertaining, a large lawn area, and a timber shed for storage. An outside tap adds convenience.

Outside Front

To the front of the property is an attractive front garden with a path leading to the front door. To the side is a driveway providing parking for two cars.

Situation

West Clyst is a popular residential district on the North-Eastern fringes of Exeter, ideal for access onto the M5 and A30. Exeter Airport and the Met Office Headquarters are also nearby. Pinhoe (just a short walk away) has a range of shops, a post office and a bus service which runs into the City Centre. It also has its own station with a rail service both to Waterloo and via Exeter to Paddington. The city centre is some 4 miles distant and offers excellent sports and leisure facilities. Being situated on the river and offering a selection of theatres, cinemas, museum, cathedral, football, rugby and leisure centres.

Agent notes

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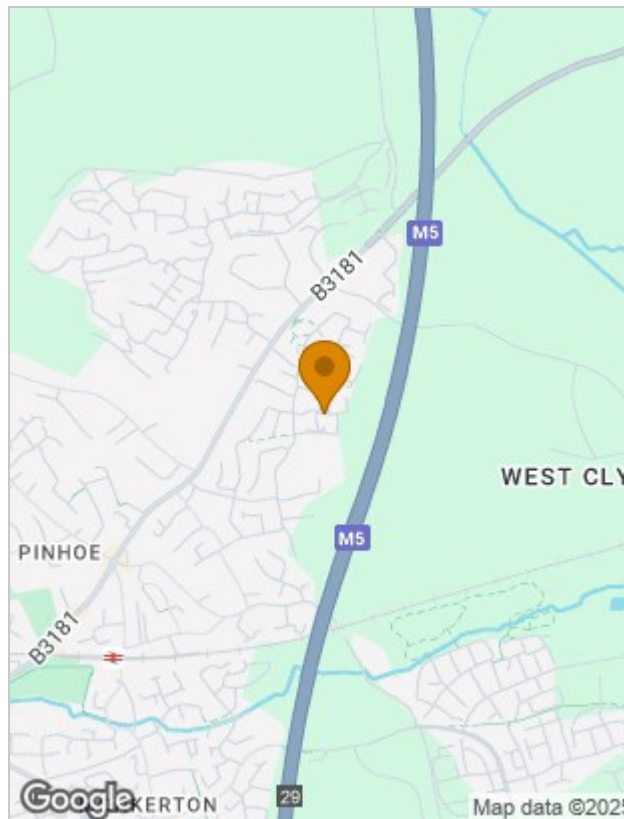




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Previous
Very energy efficient - lower running costs			
(92 plus) A			9
(81-91) B		85	
(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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