



FRANCIS LOUIS

Residential

St. Matthews Close, Exeter, EX1 2EX

£180,000







£180,000

# St. Matthews Close

Exeter, EX1 2EX

Spacious & Well-Presented 2-Bedroom First-Floor Flat with Communal Parking – No Onward Chain

Situated in a convenient and sought-after location, this two-bedroom first-floor flat offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. The property features a bright and airy lounge/diner, a well-equipped kitchen, and a modern bathroom. Both bedrooms are well-proportioned, providing comfortable living space.

Additional benefits include communal parking, secure entry, and close proximity to local amenities and transport links. Being sold with no onward chain, this home is ready for its next owner.

Included in the asking price you have the option of keeping the current furniture and white goods (excluding mattresses).

Don't miss out—arrange a viewing today!



**Bright & Spacious Lounge/Diner**  
A versatile living area with plenty of natural light, ideal for relaxing or entertaining.

**Two Generous Bedrooms**  
Well-proportioned rooms offering flexibility for a home office or guest space.

**Modern Kitchen**  
A well-equipped kitchen with ample storage and workspace.

**Contemporary Bathroom**  
Featuring a sleek design with a bath, overhead shower, basin, and WC.

**Communal Parking**  
Convenient off-street parking for residents.

**No Onward Chain**  
A hassle-free purchase with immediate availability.

**Great Location**  
Close to local shops, transport links, and green spaces.







#### 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.

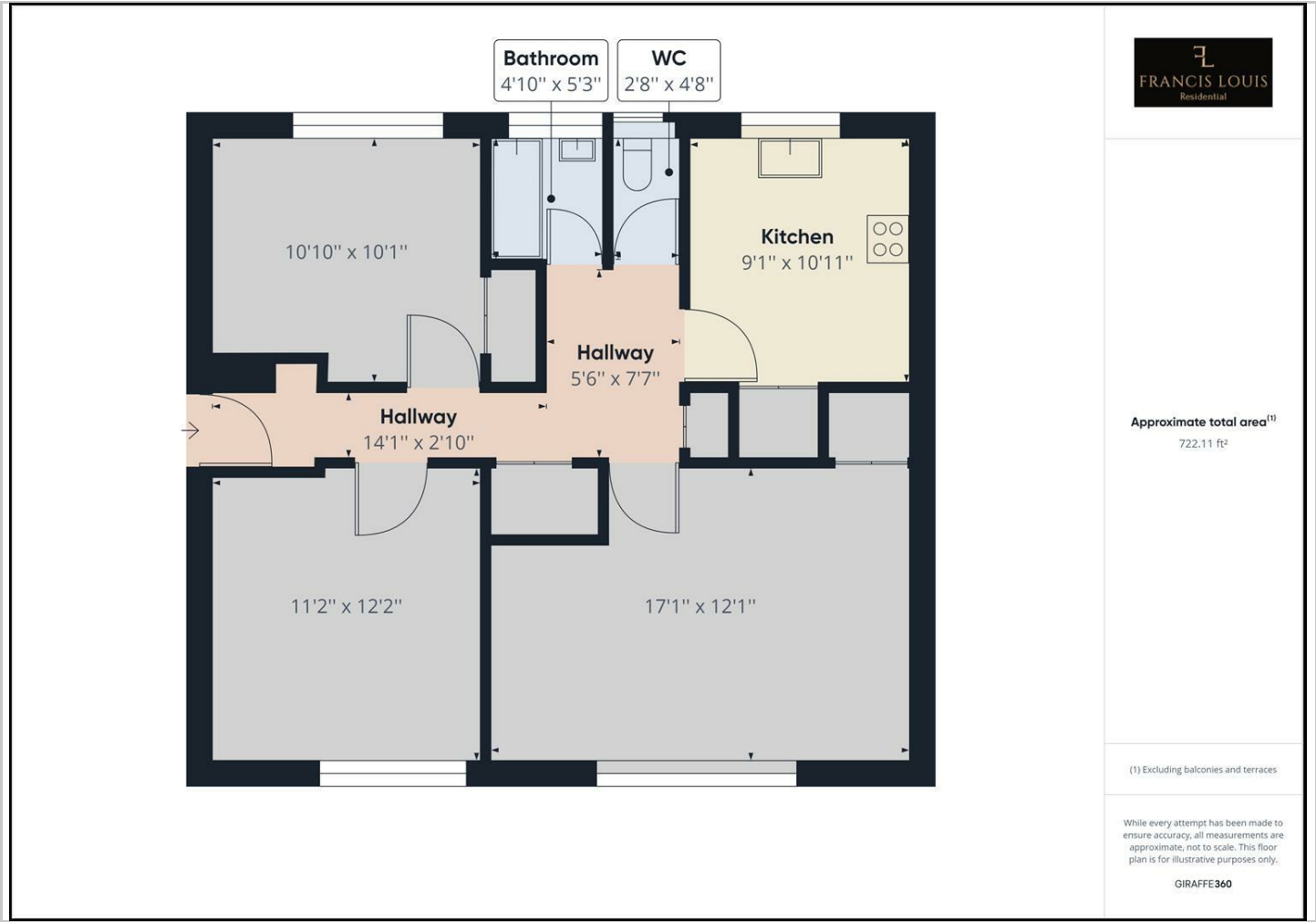
#### Lease

Information to follow





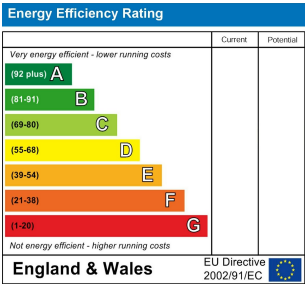
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Student 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.