



5 Mansell Copse Walk, Exeter, EX2 5GU  
Asking Price £675,000

  
FRANCIS LOUIS  
Residential



This beautifully presented detached home on Mansel Copse Walk, Exeter, offers over 1,600 sq ft of versatile living space, a detached garage and off-street parking. Set across three floors, the property provides flexible accommodation ideal for families, professionals, or those working from home.

The ground floor welcomes you with a bright hallway leading to a spacious living room with feature fireplace. To the rear, the stylish open-plan kitchen/dining room boasts ample storage, integrated appliances and direct access to the garden. A downstairs WC completes this level.

On the first floor, there are three well-proportioned bedrooms (two currently used as offices), alongside a family bathroom. One of these rooms benefits from its own ensuite shower room, making it ideal for guests or older children.

The entire top floor is dedicated to a superb master suite with modern ensuite bathroom. Alternatively, this floor can be used as a large lounge or creative space, offering flexibility to suit changing family needs.

Externally, the home enjoys a detached garage with additional parking. To the rear is a private garden, while the front aspect overlooks landscaped green space with mature trees, enhancing the sense of privacy and setting.

Located in a highly desirable residential area, Mansel Copse Walk is perfectly positioned for access to Exeter city centre, local schools, transport links and nearby countryside.



## Stunning 3-Storey Detached Home with Garage – Mans

Francis Louis are proud to present this beautifully presented four-bedroom detached family home set within the highly sought-after location of Mansel Copse Walk, Exeter. Offering an abundance of space across three floors, landscaped outlooks, and a detached garage, this property seamlessly combines modern living with a homely charm.

### Ground Floor

Upon entering, a welcoming hallway leads to a spacious living room with a feature fireplace and large sash window, filling the space with natural light. To the rear, a stylish open-plan kitchen and dining area provides the perfect hub of the home, offering ample storage, integrated appliances, and direct access to the rear garden. A downstairs WC completes the ground floor.

### First Floor

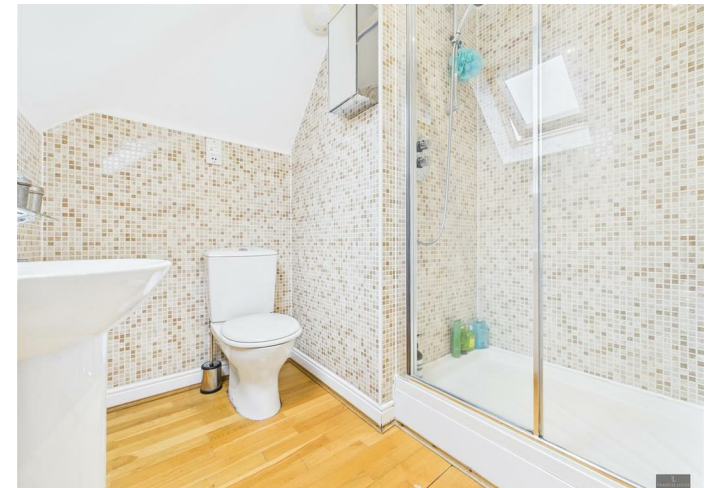
The first floor benefits from a second cosy living room / family room, perfect for relaxing or entertaining. There are also two generously sized offices/bedrooms, providing flexibility for home working or guest accommodation. A well-finished bathroom serves this floor.

### Second Floor

The top floor is dedicated to an impressive master bedroom suite, boasting a bright and airy atmosphere with Velux windows and space for both sleeping and dressing areas. A further modern bathroom serves this level, making it an ideal retreat.

### Outside

The property enjoys a detached garage and





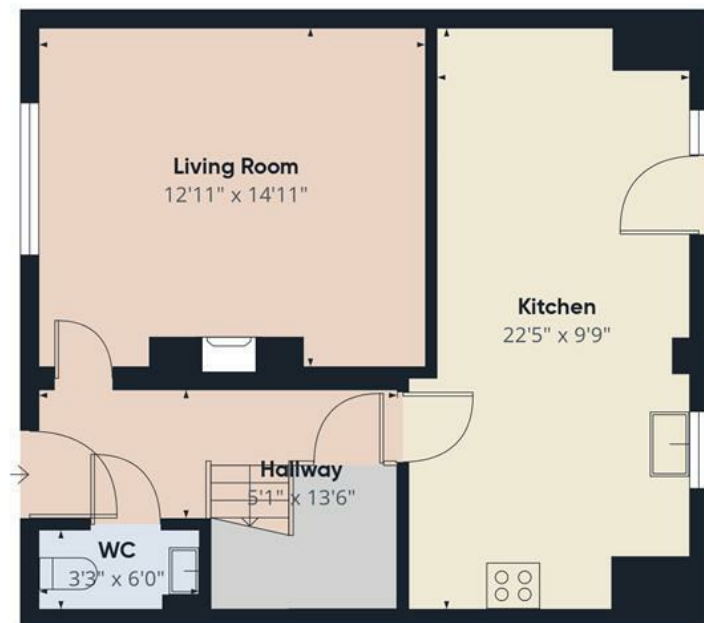
off-street parking. To the front is a landscaped green area with mature trees offering a sense of privacy, while to the rear, the garden provides a peaceful outdoor space for entertaining and relaxation.







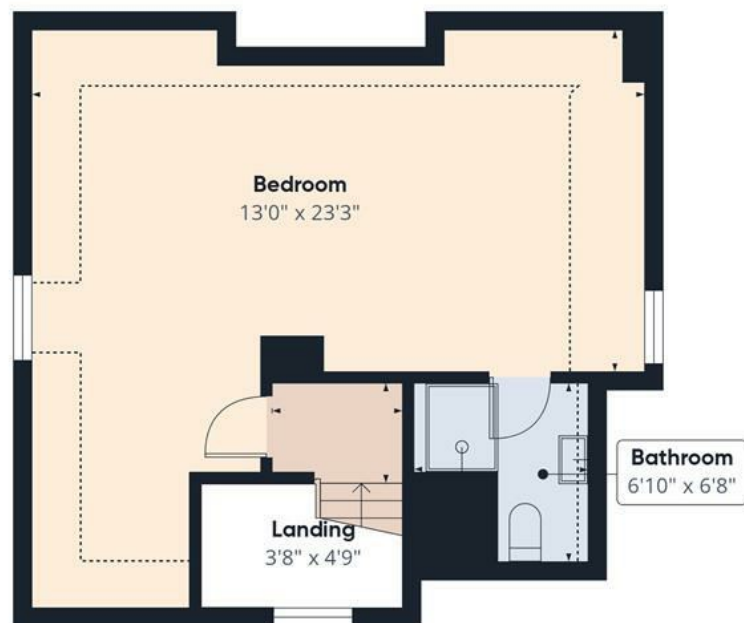




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>

1611 ft<sup>2</sup>

Reduced headroom

117 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

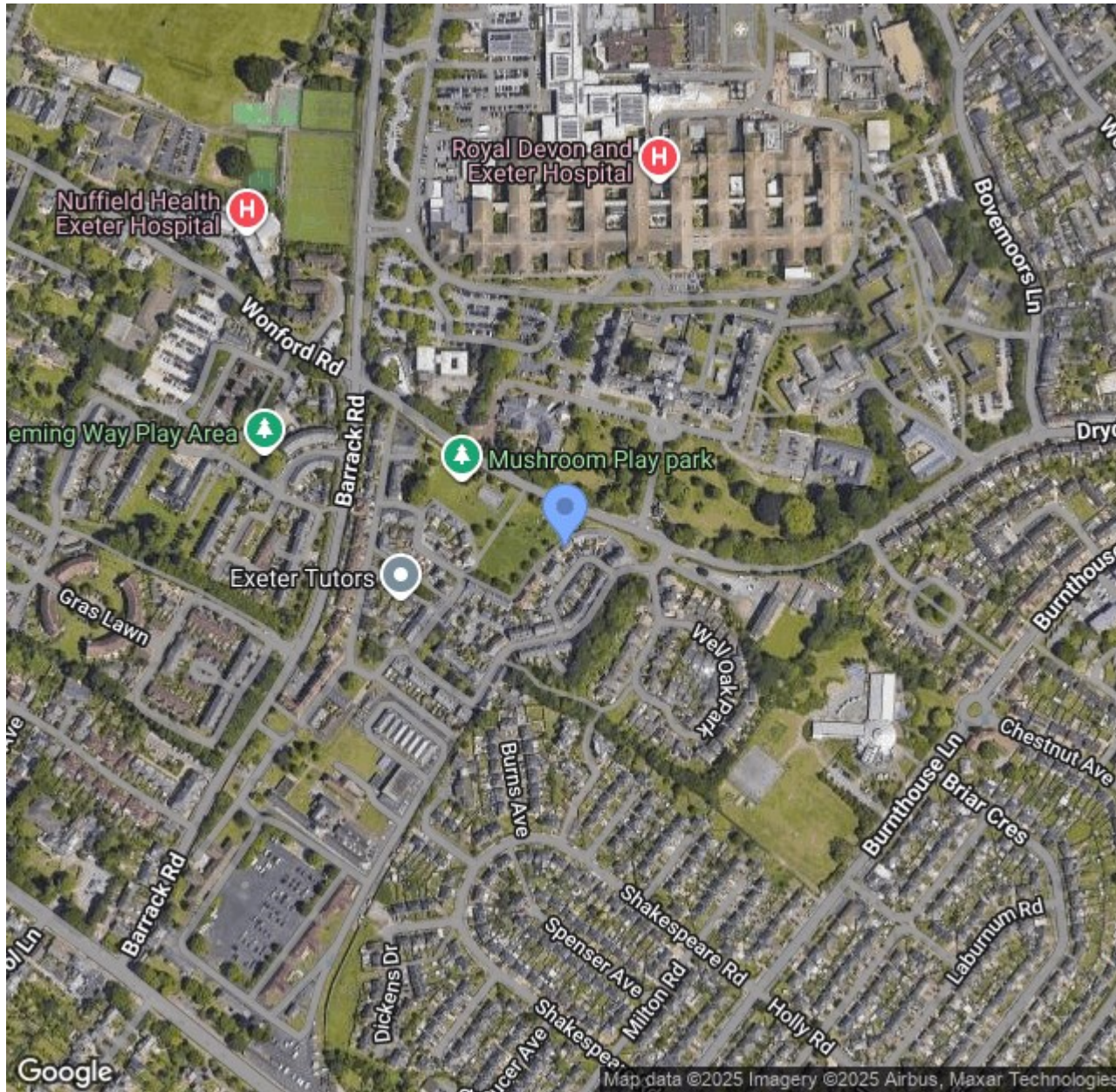
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







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