



Pendragon Road, Exeter, EX4 9EE  
Price Guide £285,000



# Pendragon Road

## 3-Bedroom End-Terrace Home with Spacious Garden – Beacon Heath, Exeter

Francis Louis are delighted to offer this well-presented three-bedroom end-terrace home, situated on Pendragon Road in the popular residential area of Beacon Heath, Exeter. Offering bright and versatile living accommodation, this property is perfect for first-time buyers, growing families, or investors alike.

On the ground floor, the property features a modern open-plan kitchen and dining area, complete with fitted units, integrated oven and hob, and plenty of space for family meals. To the rear is a generous living room, which benefits from sliding doors that open directly onto the garden, creating a wonderful indoor-outdoor flow.

The first floor offers three bedrooms, two of which are good-sized doubles filled with natural light, while the third makes an excellent single bedroom, nursery or home office. A contemporary family bathroom completes the upstairs accommodation.

The rear garden is a real highlight, landscaped for easy maintenance with a spacious patio, artificial lawn and raised seating areas, making it perfect for entertaining or relaxing. A shed provides additional storage and there is side access to the front of the property.

With an approximate internal area of 795 sq. ft. this end-terrace home offers well-proportioned accommodation. Beacon Heath is a sought-after location, close to local schools, shops and amenities, while excellent transport links and nearby green spaces make it an ideal setting for families and professionals alike.

This property combines practical modern living with generous outdoor space, making it an excellent family home or investment opportunity. Contact Francis Louis today to arrange your viewing.

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### Ground Floor Entrance Hallway

The property is entered via a welcoming hallway with direct access into the kitchen and stairs rising to the first floor.

### Kitchen / Dining Area

Positioned at the front of the property, this contemporary open-plan kitchen has been fitted with a range of modern white fronted units, complemented by wooden-effect work surfaces and tiled splashbacks. Integrated appliances include a gas hob with extractor over and electric oven, alongside space and plumbing for further appliances such as a washing machine and dishwasher. The layout has been designed with families in mind, providing ample room for a dining table and additional seating. A large window overlooks the front garden, ensuring this space is filled with natural light.

### Living Room

Extending the full width of the property, the living room is a spacious and versatile reception area, ideal for both relaxing and entertaining. The room benefits from a modern décor and features sliding glazed doors that open directly onto the garden patio, seamlessly connecting the indoor and outdoor spaces.



## First Floor

### Bedroom One

A well-proportioned double bedroom with neutral décor, currently used as the main bedroom. A window to the rear provides views over the garden.

### Bedroom Two

Another generous double room situated at the front of the house, offering excellent flexibility as either a master bedroom or secondary double.

### Bedroom Three

A single bedroom that would be ideal as a child's room, nursery or home office. Positioned to the rear, it enjoys a pleasant outlook over the garden.

### Bathroom

The family bathroom has been fitted with a modern three-piece suite, comprising a panelled bath with overhead shower, wash basin with storage below, and WC. The room is finished with part tiled walls and an obscured window to the front for natural light.

### Landing

Spacious landing providing access to all bedrooms and bathroom, with a side window creating a bright circulation space.

## Outside

### Rear Garden

The rear garden has been landscaped to create a low-maintenance and versatile outdoor living area. A paved patio provides the perfect spot for alfresco dining and entertaining, while an area of artificial lawn ensures greenery throughout the year without the upkeep. Raised seating areas at the rear add further options for relaxation, and a timber shed offers valuable storage space. Mature hedging provides a sense of privacy, and side access links directly to the front.

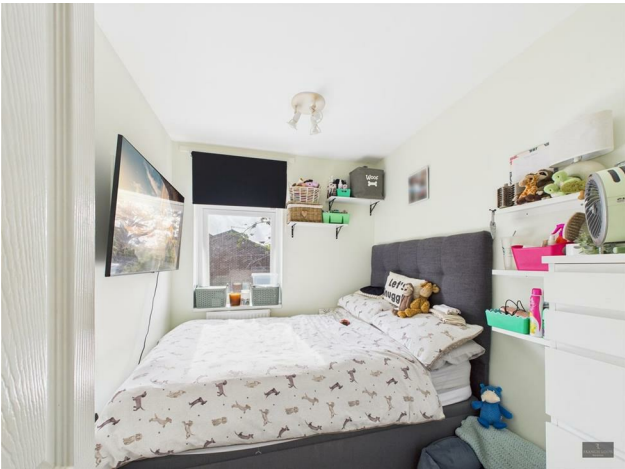
### Front

To the front, the home is set back from the road with a pathway leading to the entrance, bordered by areas of gravel and planting for low maintenance.

### Location

Pendragon Road is located in Beacon Heath, a popular residential area of Exeter. The neighbourhood offers a range of local amenities including schools, shops, and green open spaces. Exeter city centre is within easy reach, providing an excellent range of shopping, dining and leisure facilities. The property also benefits from good transport links, including convenient road access and public transport services.





Floor Plans

