



18 Chancellors Way, Exeter, EX4 9DY
Offers Over £325,000


FRANCIS LOUIS
Residential

A well-presented three-bedroom bungalow situated on a level plot in this sought-after residential area of Exeter. The property has been extended to the rear to create a superb open-plan kitchen and living space that opens directly onto the garden.

The modern kitchen offers plenty of work and storage space along with integrated appliances, while the dining area provides a great social space for family and friends. There is also a separate living room, three bedrooms, and a recently fitted shower room.

Outside, the property enjoys a private level garden with a patio and lawn area, ideal for relaxing or entertaining. To the front there is a driveway providing off-road parking and access to the garage.

Chancellors Way is a quiet, established residential location within easy reach of local shops, schools and transport links into the city centre.



Inside the Property

This spacious three-bedroom bungalow has been thoughtfully extended and modernised to create a stylish and practical home arranged entirely on one level. The layout flows naturally, with light and generous rooms throughout.

At the heart of the property is the impressive open-plan living area, positioned at the rear of the bungalow and designed to make the most of the garden outlook. The space combines a contemporary kitchen, dining area and relaxed seating zone, creating the perfect place for everyday family life or entertaining. The kitchen is fitted with a range of modern units, integrated appliances and generous work surfaces, while the wide glazed doors open directly onto the patio, bringing in plenty of natural light and a seamless connection with the garden.

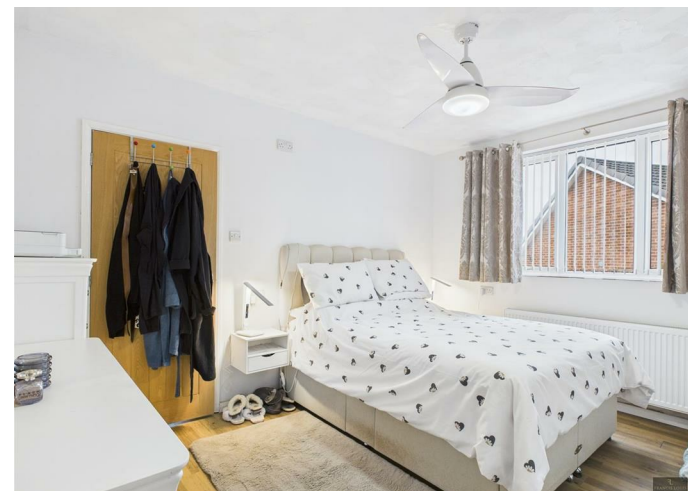
The separate lounge provides an additional comfortable living space and offers a quiet area to unwind away from the open-plan family area.

There are three bedrooms, each well proportioned and tastefully decorated. The principal bedroom comfortably accommodates a double bed and freestanding furniture, while the second bedroom also offers good space and flexibility for guests or a home office. The third bedroom is ideal as a child's room or study.

The bathroom has been recently upgraded and features a large walk-in shower, contemporary tiling and a fitted vanity unit with storage, creating a fresh and modern finish.

Throughout, the property has been maintained to a high standard and offers a well-balanced layout with plenty of natural light and easy access to the gardens at the rear.

Outside the Property

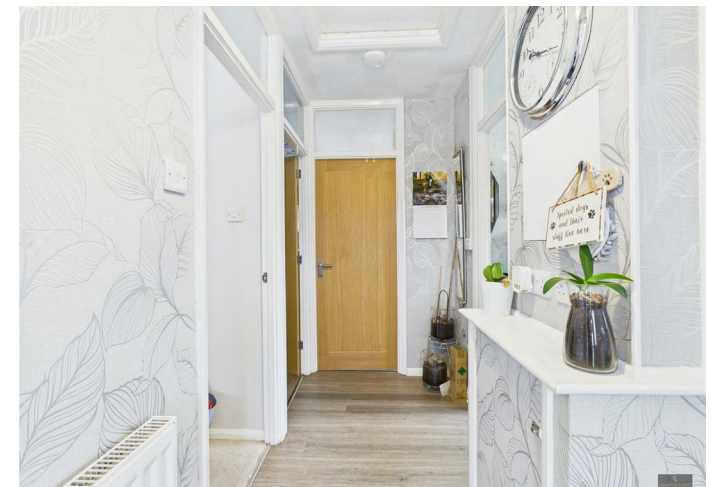


The bungalow sits on a generous and level plot, offering both privacy and practicality. To the front, there is a wide driveway providing ample parking and access to the attached garage, which offers further storage or potential for conversion, subject to any necessary consents.

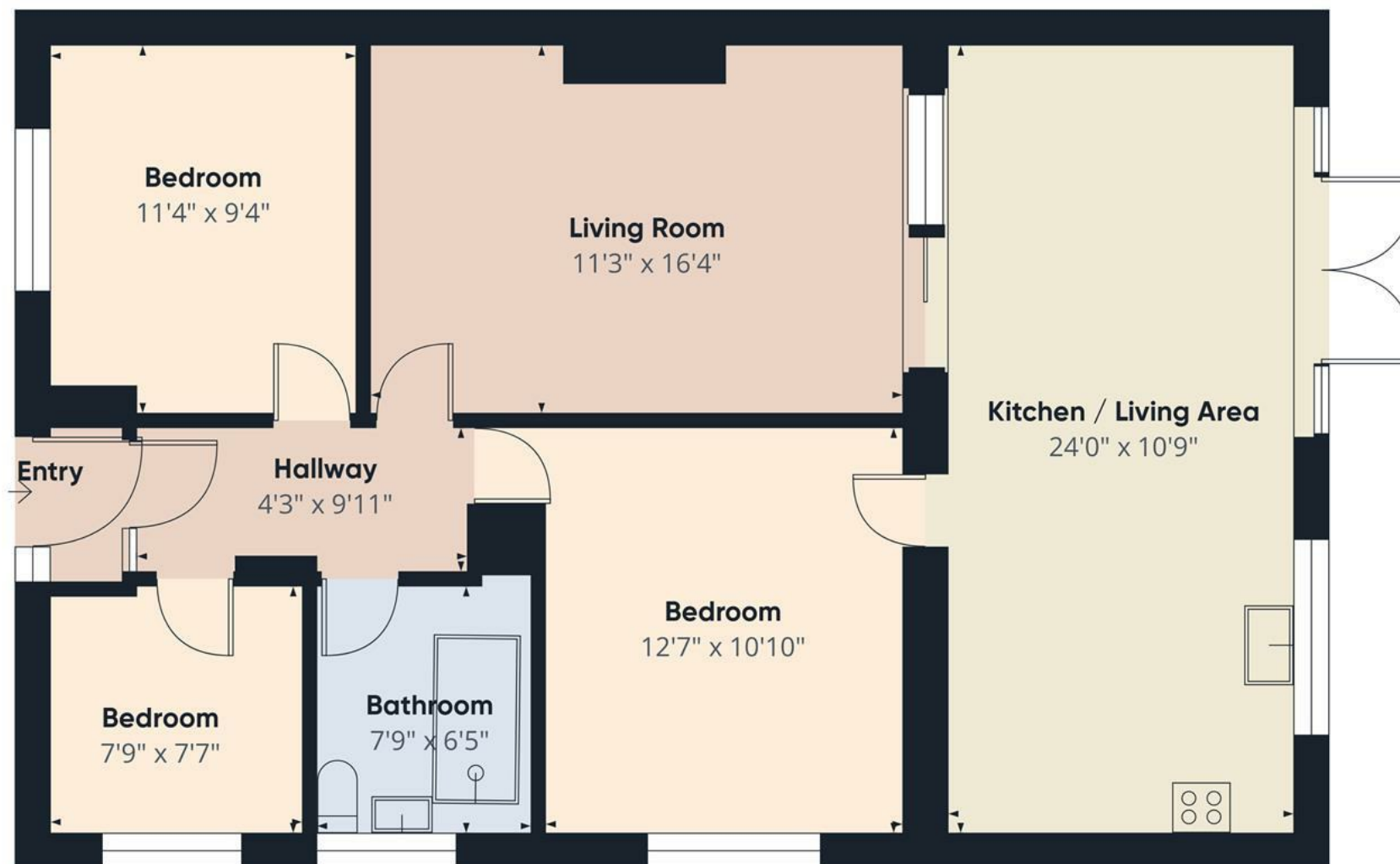
The rear garden is a real highlight of the property. It enjoys a sunny aspect and has been thoughtfully landscaped to provide both lawned and paved areas, ideal for outdoor dining, entertaining or simply relaxing in the sunshine. The bi-fold doors from the kitchen and living space open directly onto the patio, creating a natural extension of the home during the warmer months.

The garden is enclosed by well-maintained fencing and mature planting, offering a sense of privacy and calm. There is also convenient side access linking the front and rear of the property, making it easy for everyday use.

Overall, the outside space perfectly complements the interior — low-maintenance, level, and ready to enjoy, making this an ideal home for families, couples or downsizers alike.







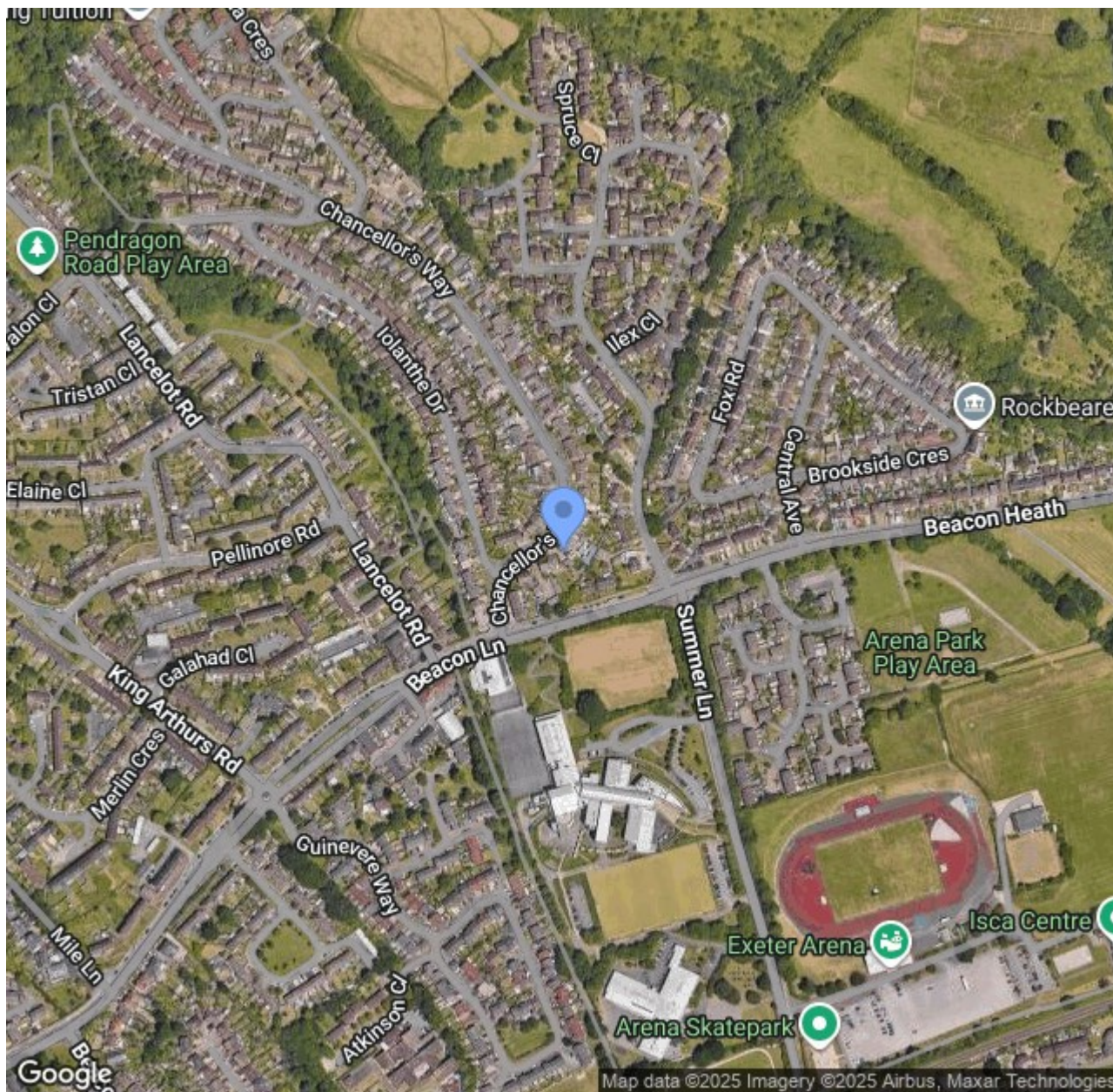
Approximate total area⁽¹⁾
 861 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
 3C standard. Measurements are
 approximate and not to scale. This
 floor plan is intended for illustration
 only.

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- Well-presented three-bedroom bungalow on a level plot
- Extended to the rear creating a spacious open-plan kitchen and living area
- Modern fitted kitchen with good storage and integrated appliances
- Separate living room providing a comfortable additional reception space
- Three bedrooms and a contemporary shower room
- Private level rear garden with patio and lawn — ideal for relaxing or entertaining
- Driveway parking and a single garage
- Located in a quiet, established residential area

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