



FRANCIS LOUIS  
Residential



Gloucester Road, Exeter, EX4 2EB

£1,395 Per Month



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- Four/five bedroom townhouse
- Large kitchen/diner
- Private balcony with views
- Flexible layout with two reception areas
- Modern bathroom plus top-floor WC
- Enclosed rear garden

A spacious four/five bedroom townhouse offering flexible living, a private garden and excellent access to the city centre and Exeter St Davids.

This generously sized home is arranged over three floors and provides adaptable accommodation ideal for families. The ground floor features a bright dual-aspect lounge/dining space, a large kitchen/breakfast room with extensive storage, and an additional reception room that can be used as a fifth bedroom, home office or second lounge.

On the first floor are two well-proportioned bedrooms along with a modern family bathroom. The top floor offers two further double bedrooms, a separate WC, and access to a private balcony enjoying elevated views. Throughout, the property benefits from neutral décor, gas central heating and good levels of natural light.

Externally, the house enjoys a private rear garden and is located moments from river walks, local shops, bus routes and schools. Exeter city centre, the University and St Davids train station are all easily reached.



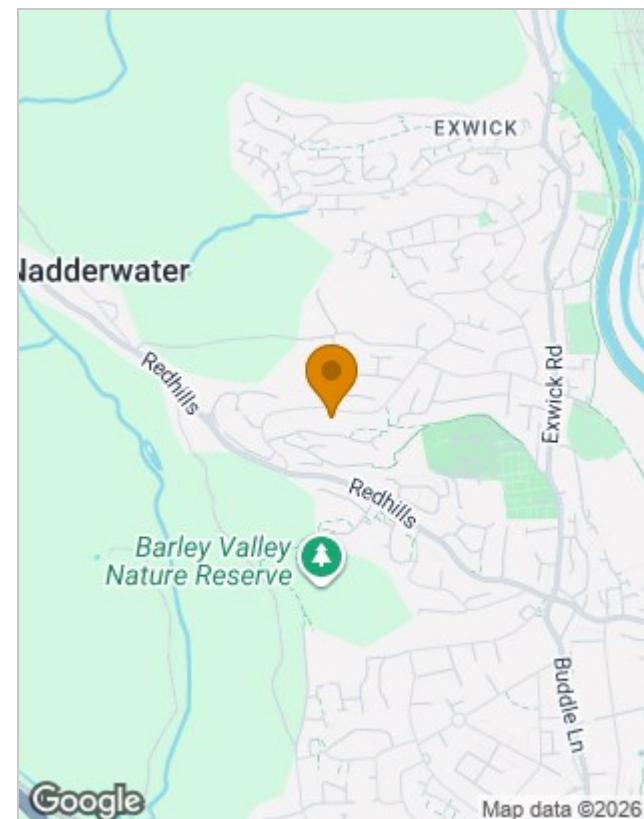




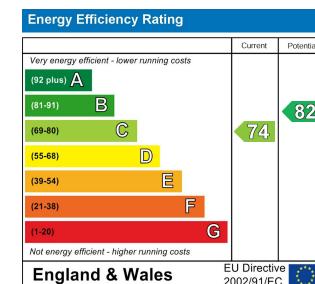
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Lettings 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.