



15 Perceval road, EX4 9BR  
PRICE GUIDE £300,000 to £325,000

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FRANCIS LOUIS  
Residential

Guide Price £300,000 to £325,000 - This beautifully presented and deceptively spacious three-bedroom home on Perceval Road offers just over 1,000 sq ft of well-balanced accommodation, ideal for modern family living. With a double driveway providing excellent off-road parking and a superb rear garden, the property combines space, comfort and practicality in equal measure.

Internally, the home enjoys an impressive flow. The large main living room is bright and welcoming, offering the perfect setting for relaxing or hosting. To the rear, a sun room/conservatory adds a fantastic extra living space, filled with natural light and opening directly onto the garden—creating an easy indoor-outdoor feel that works brilliantly throughout the year.

The kitchen is well planned with ample work surfaces and storage, complemented by a separate dining room—ideal for family meals and entertaining. A useful utility room adds day-to-day convenience, keeping laundry and additional appliances neatly out of sight.

Upstairs, there are three large bedrooms, with the principal bedroom benefitting from an en-suite, creating a comfortable private retreat. The remaining bedrooms are generous and versatile, equally suited to children's rooms, guest accommodation or a home office.

To the rear, the property truly excels. The large back garden offers a great mix of spaces, including a courtyard-style patio area for outdoor seating and dining, plus further garden space that's perfect for families, pets or gardening enthusiasts—providing a private setting to enjoy in all seasons.

Overall, this is a superb opportunity to secure a spacious home in a convenient location, offering flexible living space, excellent parking and a standout garden.

- Well-presented three-bedroom home in Beacon Heath, close to Exeter city centre
- Just over 1,000 sq ft of spacious and versatile accommodation
- Double driveway providing excellent off-road parking
- Bright and generous main living room
- Sun room/conservatory with direct access to the rear garden
- Well-equipped kitchen with a separate dining room
- Useful utility room offering additional storage and practicality
- Three large bedrooms, including a principal bedroom with en-suite
- Large rear garden with courtyard patio and further lawned area
- Close to local amenities, schools and strong transport links into the city



## Location

Set within the popular residential area of Beacon Heath, this home enjoys superb convenience while still offering a peaceful setting. The property is positioned just a short distance from Exeter city centre, making it ideal for those who want quick access to shopping, transport links, and amenities. Local schools, parks, and everyday conveniences are all within easy reach, while nearby bus routes and road links provide excellent connectivity to the wider area. Beacon Heath's friendly community feel and accessibility make it a highly sought-after location for families and professionals alike.

## Ground floor

The ground floor offers a well-balanced and versatile layout ideal for modern family living. On entering the property, you are welcomed into a bright and spacious main living room, a comfortable space that serves beautifully as the heart of the home. To the rear, the sun room/conservatory enhances the living accommodation further, filling the space with natural light and offering direct access out to the garden—perfect for relaxing or entertaining throughout the seasons.

The well-planned kitchen provides generous worktop space and storage options, making everyday cooking both practical and enjoyable. Adjacent to this is a separate dining room, creating a sociable environment ideal for family mealtimes or hosting guests. A highly useful utility room sits just off the kitchen, offering dedicated space for laundry and household appliances, keeping the main living areas clutter-free and organised. The ground floor is completed by a double driveway, providing excellent off-road parking directly at the front of the property.



## First floor

The first floor of the property offers a particularly spacious and well-planned layout, with all rooms benefiting from excellent proportions and natural light. The principal bedroom is a standout feature, offering generous floor space along with its own private en-suite, creating a comfortable retreat separate from the main living areas.

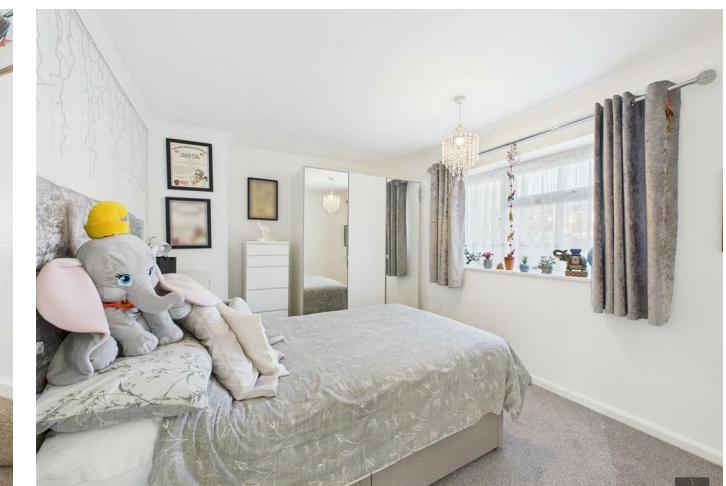
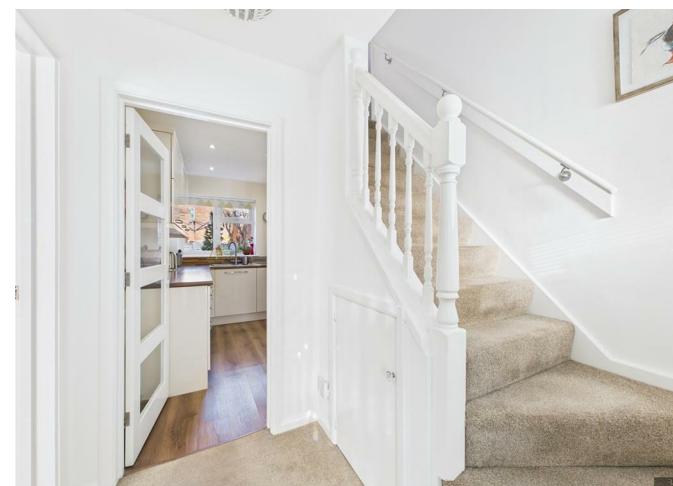
The two additional bedrooms are also impressively large, making them ideal for children, guests or for use as a dedicated home office or hobby room. Their size and versatility ensure they can easily accommodate double beds and additional furniture, providing flexibility for growing families or shared living arrangements. The bedrooms also all have fitted wardrobes.

A well-appointed family bathroom serves the upper floor, fitted with modern sanitaryware and offering both practicality and comfort for busy households. The thoughtful layout ensures that each bedroom has convenient access to either the en-suite or the family bathroom, making morning routines and daily living far more streamlined.

Overall, the first floor delivers excellent space, comfort and functionality, with all bedrooms exceeding expectations in size and usability.

## Outside

The exterior of this property has been thoughtfully designed to maximise space, privacy and year-round enjoyment. To the front, the home benefits from an roll up gate, providing both security and convenience while allowing access to additional parking space within the courtyard area. This setup is ideal for those needing secure car storage, space for multiple vehicles, or simply the peace of mind that comes with a fully enclosed area.







Ground Floor

Approximate total area<sup>(1)</sup>

1038 ft<sup>2</sup>



(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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Floor 1

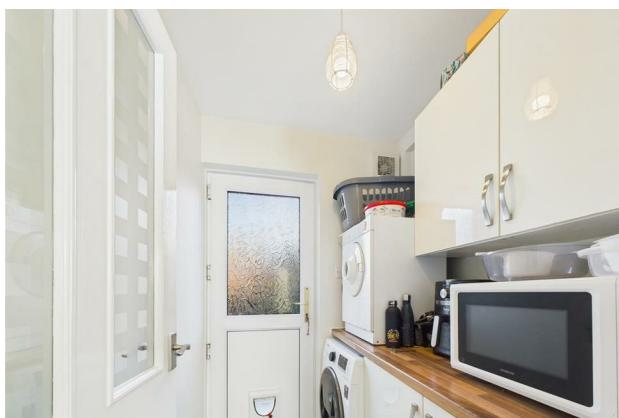
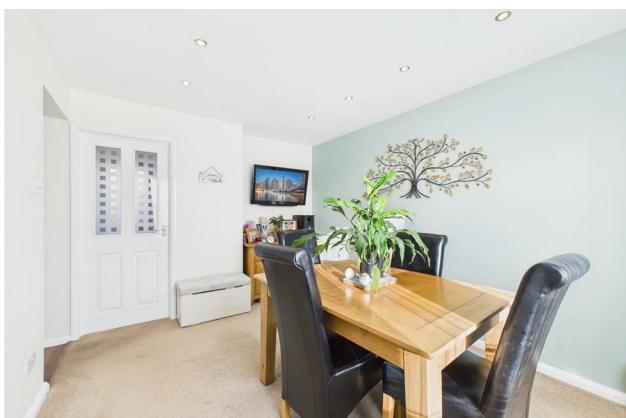


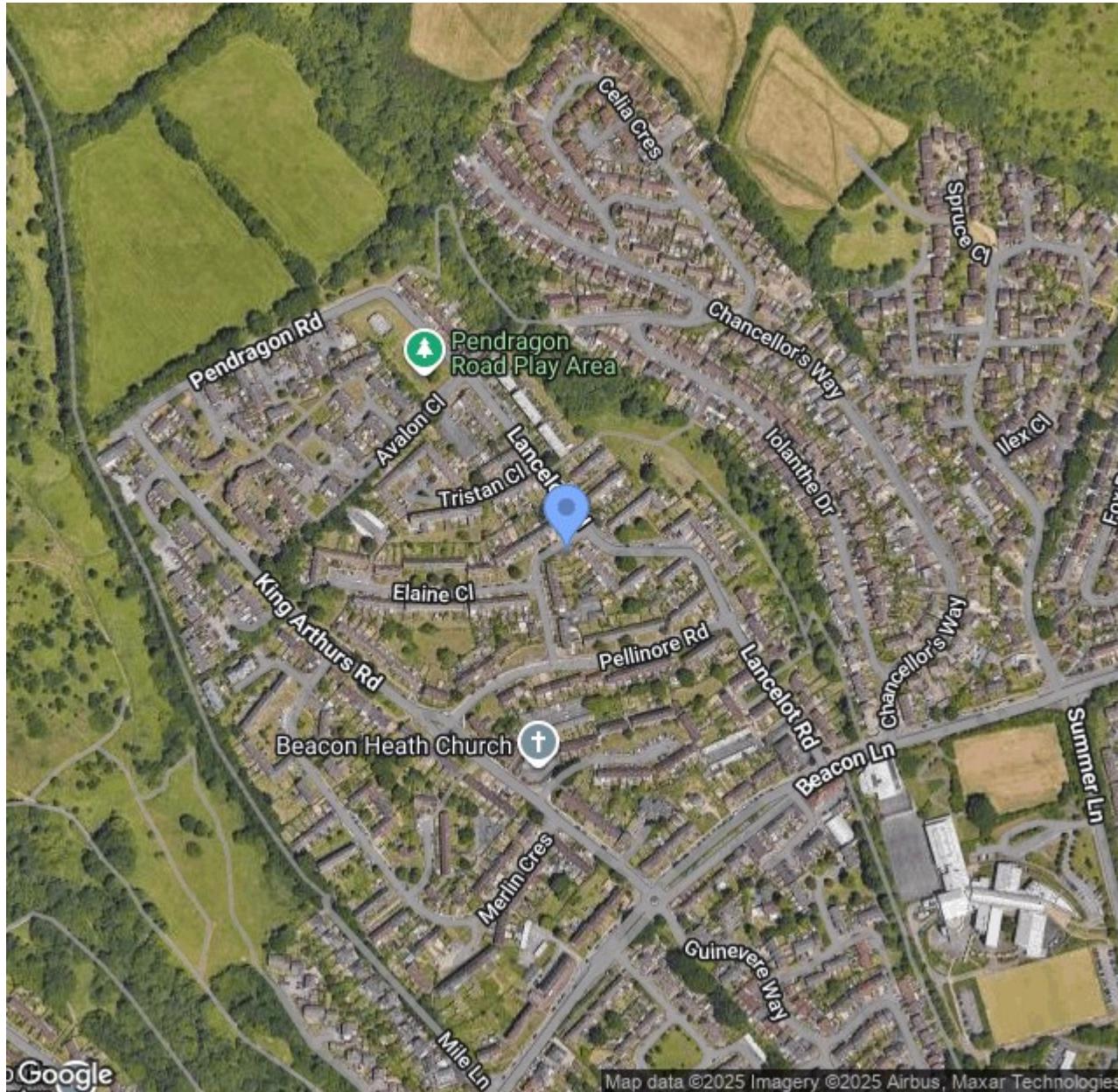
The main courtyard area offers a practical and versatile outdoor zone—perfect for parking, working on hobbies, or creating an attractive entrance to the home. From here, access leads through to the rear garden, where the property truly excels.

At the rear, a fantastic “man’s den” provides a brilliant separate space ideal for use as a workshop, gaming room, hobby space or home bar. This additional outbuilding adds a great sense of flexibility and is a much-loved feature for households needing that extra getaway area.

The upper part of the garden opens into a beautifully kept, enclosed space that enjoys sun throughout the day in the summer months, making it the perfect spot for outdoor dining, relaxing or entertaining. With a blend of lawn, seating areas and greenery, it offers plenty of room for families, pets and keen gardeners alike. The layout creates a garden that feels both expansive and private, offering something for everyone—from peaceful relaxation to sociable summer gatherings.

Overall, the outside space is a standout feature of the home, combining practicality, secure parking, additional usable buildings and a sun-filled garden that enhances the property in every season.





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