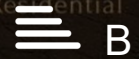




FRANCIS LOUIS
Residential



Porcher Road, Exeter, EX5 1FN
Offers In Excess Of £350,000



FRANCIS LOUIS
Residential



8
Porcher
Road


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Offers In Excess Of £350,000

Porcher Road

Exeter, EX5 1FN

- DRIVEWAY
- GARDEN
- GREAT LOCATION
- EN-SUITE

A well presented three bedroom semi-detached modern home that is situated in a sought after development in Clyst St Mary. The property benefits from a kitchen/dining room, a lounge, a w/c, a bathroom, a en-suite shower room, a driveway and an enclosed rear garden



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Hallway

Double glazed door to the front aspect, radiator, stairs to the first floor, doors to,

W/C

A low level w/c, a wash hand basin, double glazed window to the rear aspect, radiator,

Lounge

Double glazed bay window to the front aspect. radiator, oak flooring,

Kitchen/Diner

A range of matching floor and wall mounted units with a roll top worktop and drawer units, integral two door oven, inset hob, inset sink, integral fridge/freezer, space for washing machine, space for dishwasher, breakfast bar, space for dining table, radiator, double glazed French doors to the garden, double glazed window to the garden,

First Floor Landing

Storage cupboard, radiator, doors to,



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Family Bathroom

A panel bath with shower over, a low level w/c, a wash hand basin, radiator, double glazed window to the rear aspect.

Bedroom 2

Double glazed window to the rear aspect, radiator,

Bedroom 1

Double glazed window to the front aspect, radiator,

Bedroom 3

Double glazed window to the front aspect, radiator,

Outside front and side,

To the front and side of the house there is driveway with parking for two cars, there is a gate that gives access to the rear garden.

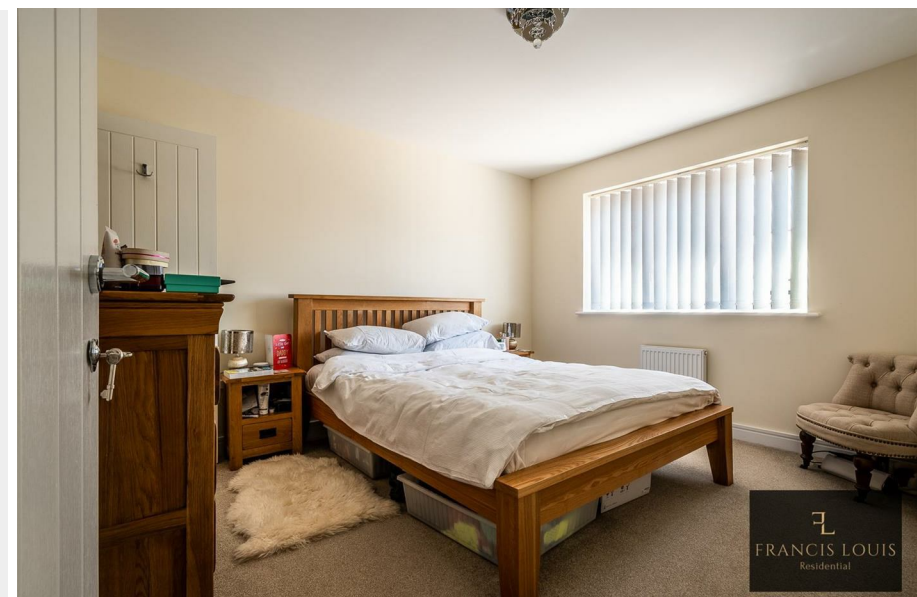
Outside Rear

To the rear of the property there is an enclosed lawn garden with a patio area and a timber shed.

Agents Notes

These particulars are not an offer or contract, nor part of

one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, sellor(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.





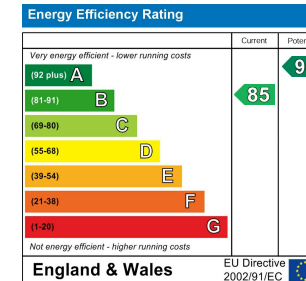
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales 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.