



Looe Road, Exeter  
Guide Price £240,000



# 29 Looe Road

## Exeter, EX4 4BW

### The Property

A fantastic two bedroom house, situated close to the river and St. Davids Station, with easy access to the city centre. The property has light, open and spacious rooms with an open plan living/dining area, kitchen and downstairs bathroom. On the first floor there are two good-sized double bedrooms. Externally, there is a rear garden with a patio area, a beautiful grape vine runs up the rear of the property and across the ground floor roof. Overall, this property represents a wonderful opportunity to acquire a spacious home close to many amenities and the city centre. Viewing is highly recommended.

### The Location

Looe Road is perfectly positioned in St Davids, within walking distance of the city centre. There is easy access to river walks for a stroll to the historic quayside, the canal and river plains. Exeter St. Davids Station is a short level walk away and provides links to London on both the Paddington and Waterloo Lines and also north east to Bristol and beyond. The city centre offers a wealth of amenities, from shopping facilities to fine dining and historic sites like the Cathedral.

### Directions

From the clock tower on Queen Street, turn on to New North Road and then turn left at Exeter College to Hele Road. Continue down the hill and turn right at the roundabout on to St. Davids Hill. At the double roundabout, turn left on to Bonhay Road and follow the road for a few hundred yards before turning left into Looe Road. After following the road around to the right, the property can immediately be found on the left.





### **Entrance Hall**

Under stairs cupboard, door to living room.

### **Living Room**

Window to front, plenty of fitted shelving and an opening to the dining room.

### **Dining Room**

More fitted shelving, window through to kitchen, stairs to first floor and door to inner hall.

### **Inner Hall**

Doors to kitchen and bathroom.

### **Kitchen**

Fitted wall and base units with space for several appliances. Window to rear, sky light and door to rear garden.

### **Bathroom**

White suite including bath with shower mixer tap, W.C and wash hand basin. Window to rear.

### **First Floor Landing**

Doors to both bedrooms. Window to rear.

### **Bedroom One**

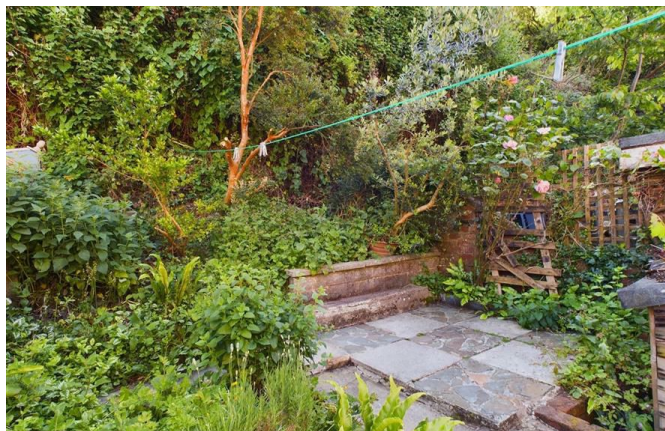
Double room with window to front and storage cupboards in recess.

### **Bedroom Two**

Double room with window to rear overlooking the garden, shelving and storage cupboard in recess.

### **Outside**

Rear garden with mature planting, patio and storage shed.



### Miscellaneous items

EPC: C  
Council Tax: B  
Utilities: All main services  
Authority: Exeter City  
Tenure: Freehold

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

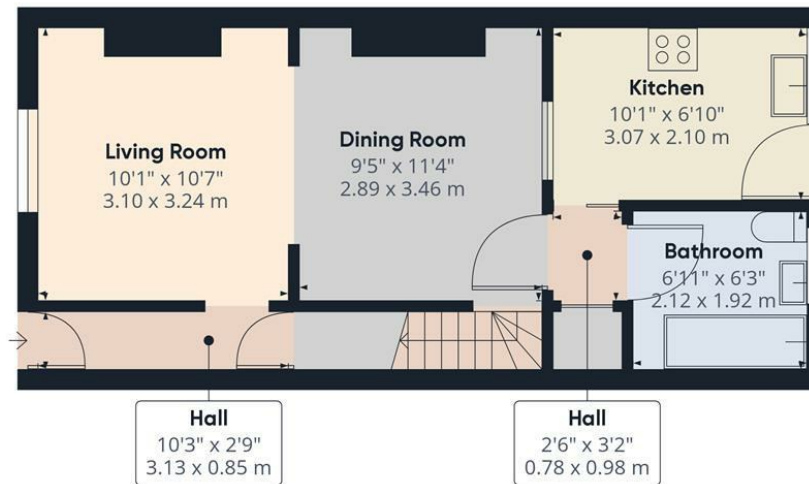
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

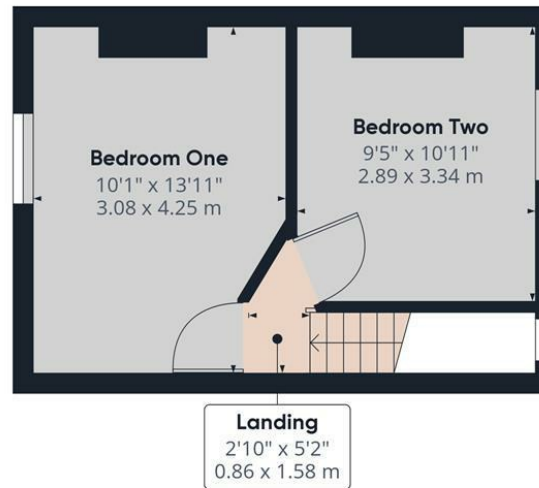
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1



Approximate total area<sup>a</sup>

638.5 ft<sup>2</sup>  
59.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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