



3 Louvigny Close, Feniton

Guide Price £400,000

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This beautifully presented property boasts four generously proportioned bedrooms, offering ample space for a family or guests.

The entrance hall is bright and spacious with a ground floor WC and stairs rising to first floor. The light, dual aspect living room has a feature fireplace and a bay window overlooking the front garden. An opening leads through to the dining room with patio doors offering views and access to the rear garden. The kitchen also overlooks the rear garden and is fitted with a wide range of units at both base and eye level, with built-in oven & hob and plenty of space for further appliances.

On the first floor there are four bedrooms with the master benefitting from an en-suite shower room and built-in wardrobes. The family bathroom is fitted with a modern suite comprising bath, shower cubicle, basin & WC.

Externally, to the front there is a driveway leading to the single garage and the front door. The garden wraps around the side to the rear patio garden which is fully enclosed, mainly laid to lawn with a patio, a decked area and established planted borders.

A thoughtfully designed family home which perfectly caters to modern lifestyle needs.

VIEWINGS

By prior appointment with Redferns. Tel. 01404 814306

DIRECTIONS

<https://w3w.co/clasping.edits.speeding>

SERVICES

We understand all main services are connected.

OUTGOINGS

Council Tax Band D (as per Gov.UK Website at the date of first listing)

MOBILE & BROADBAND COVERAGE

Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

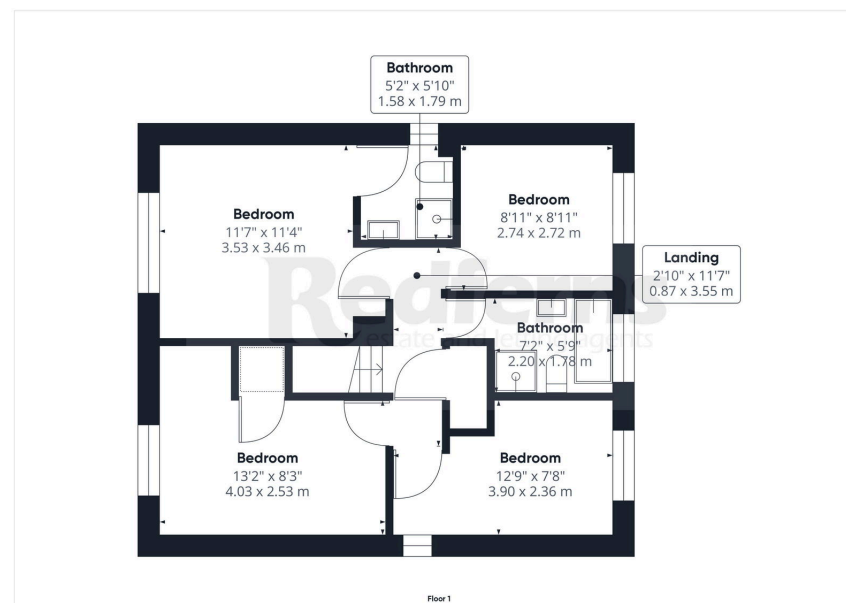
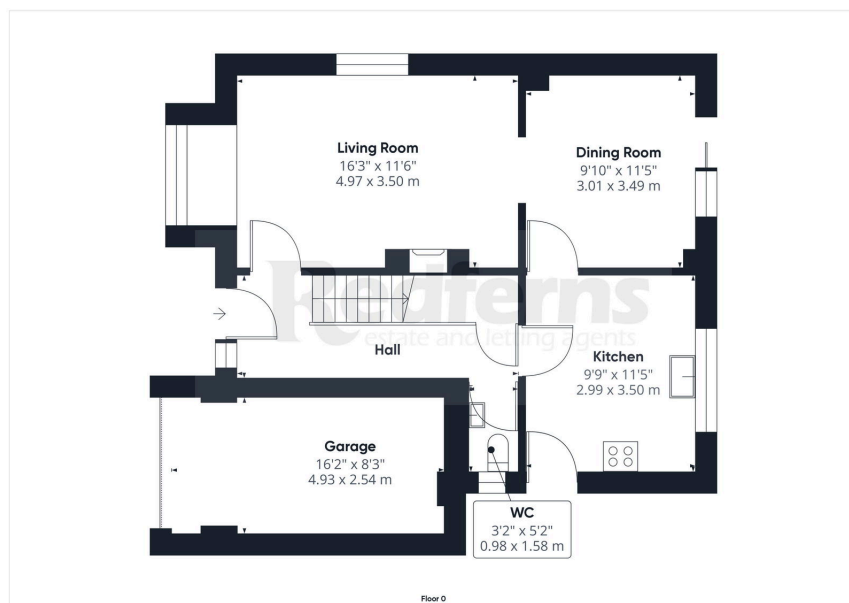
AGENTS NOTE

Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

- Four bedrooms
- En-suite
- Spacious living room
- Family dining room
- Modern family bathroom
- Front & rear gardens
- Garage & driveway
- Peaceful cul-de-sac location
- EPC Rating - D
- Council Tax Band D



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