



45 Bourn Rise, Exeter, EX4 8QD
£240,000


FRANCIS LOUIS
Residential

Francis Louis are delighted to present this immaculately presented two-bedroom end of terrace home, nestled in the sought-after residential location of Bourn Rise, Exeter. Boasting a private garden, detached garage, and stylish interiors, this property is ideal for first-time buyers, downsizers, or investors looking for a turnkey opportunity.



- Approx. 628 sq ft
- Private Rear Garden
- 2 Double Bedrooms
- Spacious Living Room
- Modern Kitchen & Bathroom
- Garage



Ground Floor – Bright & Spacious Living

Step into a welcoming hallway that opens into a beautifully proportioned living room. Flooded with natural light from the large front-facing window, this generous space easily accommodates both lounge and dining areas. The neutral decor and soft carpeting provide a cosy yet modern feel, perfect for relaxing or entertaining guests.

To the rear, the well-appointed kitchen overlooks the private garden and features crisp white cabinetry, a tiled splashback, and ample countertop space. There's direct access to the garden via the rear door – ideal for summer BBQs or morning coffees outdoors

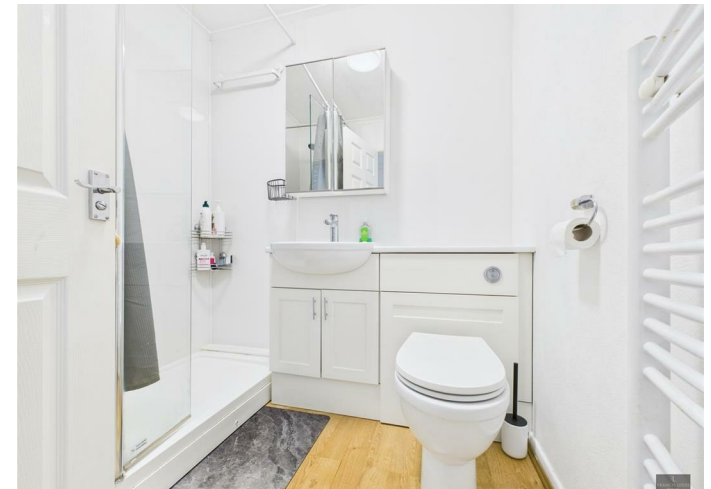
First Floor – Two Double Bedrooms & Contemporary B

Upstairs, you'll find two well-sized double bedrooms:

Bedroom 1: – overlooking the front garden, this spacious main bedroom benefits from abundant natural light and plenty of space for wardrobes and furniture.

Bedroom 2: – a comfortable second bedroom ideal as a guest room, child's bedroom, or home office.

The modern bathroom is finished to a high standard with a stylish walk-in shower, contemporary white suite, and vanity storage – offering both function and flair.



Outside – Private Garden & Garage

To the rear, a low-maintenance enclosed garden features a mix of decorative gravel, a small lawn, mature shrubs, and a wooden shed – perfect for gardening or simply enjoying the outdoors in peace. A side gate offers convenient access.

To the front, the home enjoys an attractive lawned approach with pathway access and is tucked back from the road in a quiet cul-de-sac setting.

Additionally, the property benefits from a single garage, offering secure parking or extra storage space – a rare and valuable feature in this location.

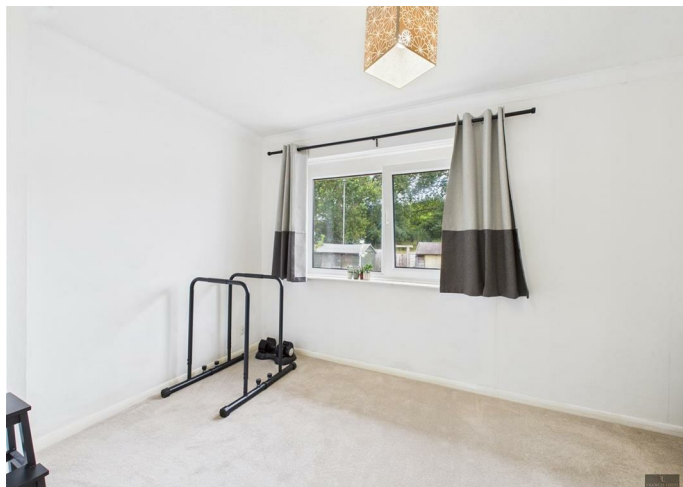
Location Highlights

Quiet and friendly residential area

Excellent access to local amenities, schools, and green spaces

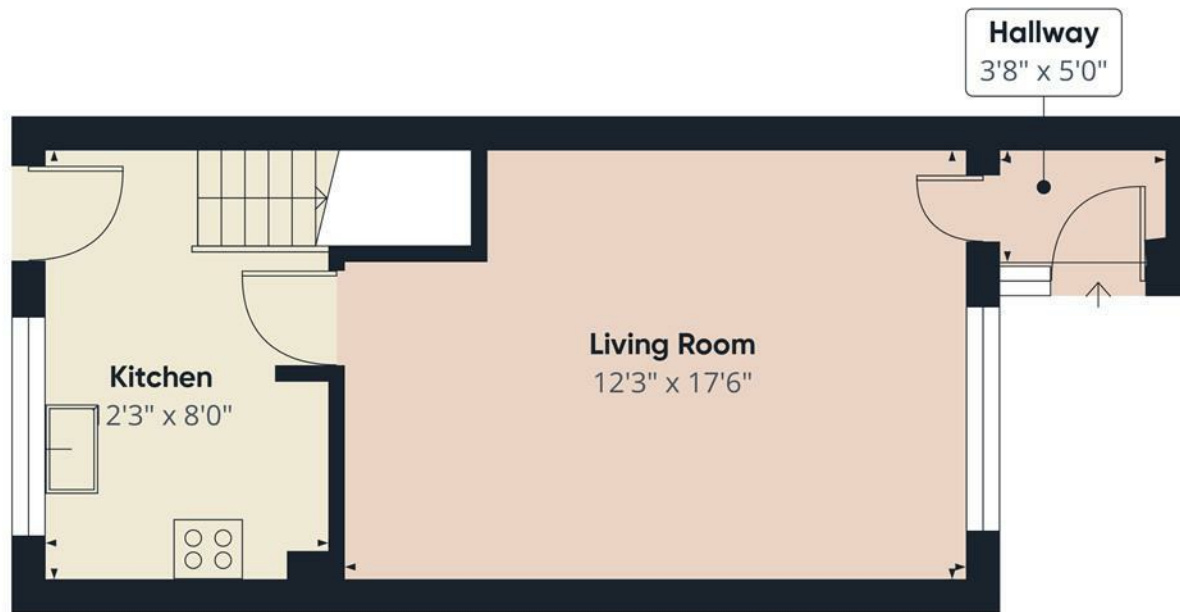
Convenient for commuting into Exeter city centre, Exeter University, or the M5/A30

Good transport links via nearby bus routes and train stations

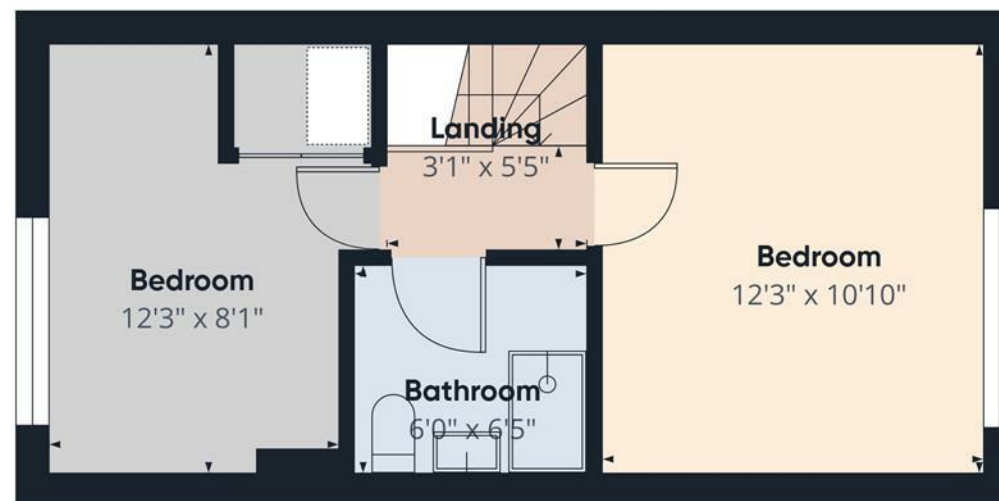








Ground Floor



Floor 1



Approximate total area⁽¹⁾
628 ft²

(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.

GIRAFFE360



Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG
t. 01392 243077 | e. info@francisloouis.co.uk | www.propertysoftwaregroup.com