



130 Old Park Avenue, Exeter, EX1 3WE  
Offers Over £330,000

  
FRANCIS LOUIS  
Residential

-A modern and well-presented three-bedroom semi-detached home with a garage, located in the popular area of Westclyst. This stylish property features a spacious lounge, a bright open-plan kitchen/dining room with garden access, a ground floor WC, two bathrooms upstairs, and a private rear garden. Ideally positioned for families and professionals with great local amenities, schools, and transport links to Exeter and the M5.



- NO CHAIN
- 3 BEDROOMS
- GARAGE AND PARKING
- GREAT LOCATION
- LOUNGE
- KITCHEN
- EN-SUITE
- BATHROOM
- W/C
- GARDENS



## Ground Floor

Step into a bright and welcoming entrance hallway, which leads you through the heart of the home. To the left, a stylish lounge (16'1" x 10'5") offers an elegant space for relaxation, finished with a feature wall and modern flooring. The hallway also provides access to a convenient WC and under-stairs storage.

At the rear of the home, you'll find a spacious open-plan kitchen/dining/living area (Kitchen: 7'3" x 12'11", Dining Area: 8'4" x 12'10"), perfect for entertaining. The contemporary kitchen boasts sleek cabinetry, integrated appliances, and generous counter space, while the dining area benefits from double doors leading out to the enclosed garden—ideal for summer gatherings and family meals.

## First Floor

The first floor comprises three well-proportioned bedrooms, making this property ideal for families, guests, or working from home.

Principal Bedroom (9'8" x 11'10") – A generously sized double room with plenty of natural light.

Second Bedroom (8'8" x 10'4") – Another comfortable double overlooking the front aspect.

Third Bedroom (7'3" x 6'9") – Perfect for a nursery or office space.

Two modern bathrooms serve the upper floor: one family bathroom with contemporary tiling and fixtures (6'3" x 6'5"), and a secondary shower room (7'2" x 4'8").

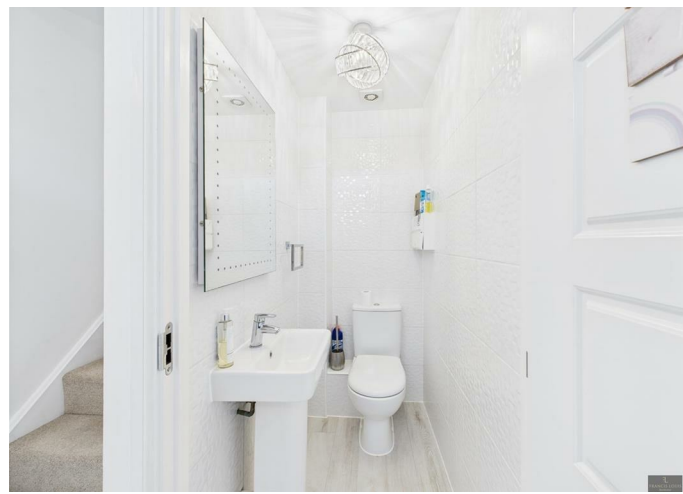


## Exterior

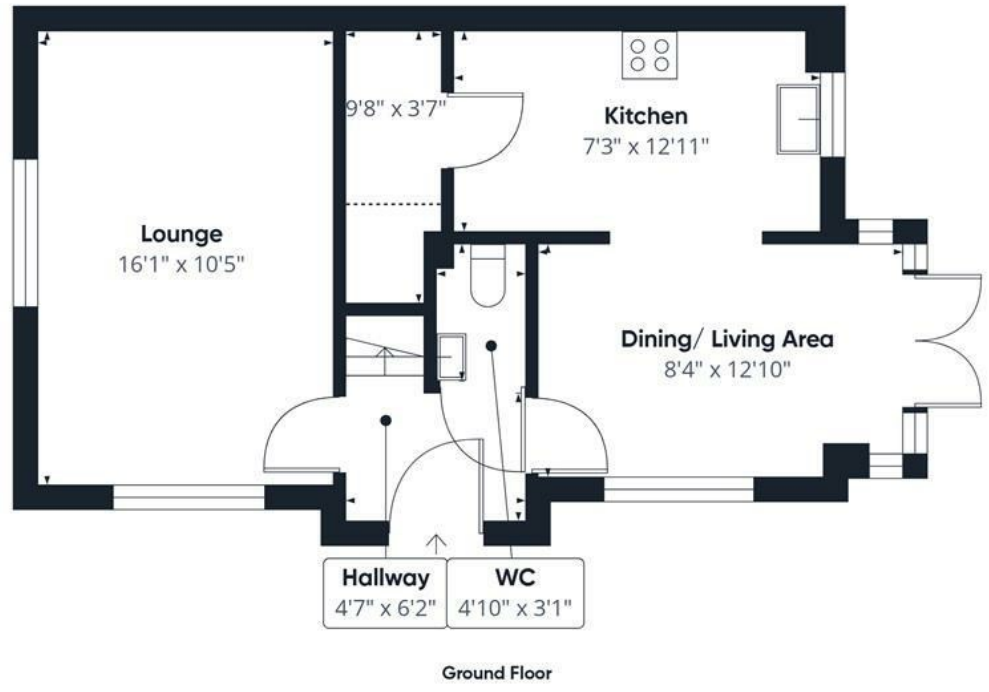
The home is set back with a front lawn and pathway, offering curb appeal and a welcoming approach. To the rear, a private enclosed garden provides a safe space for children and pets, with patio area for outdoor furniture. Gated side access and proximity to local walkways enhance the home's convenience.

## Garage and Parking

Up and over door, parking for several cars

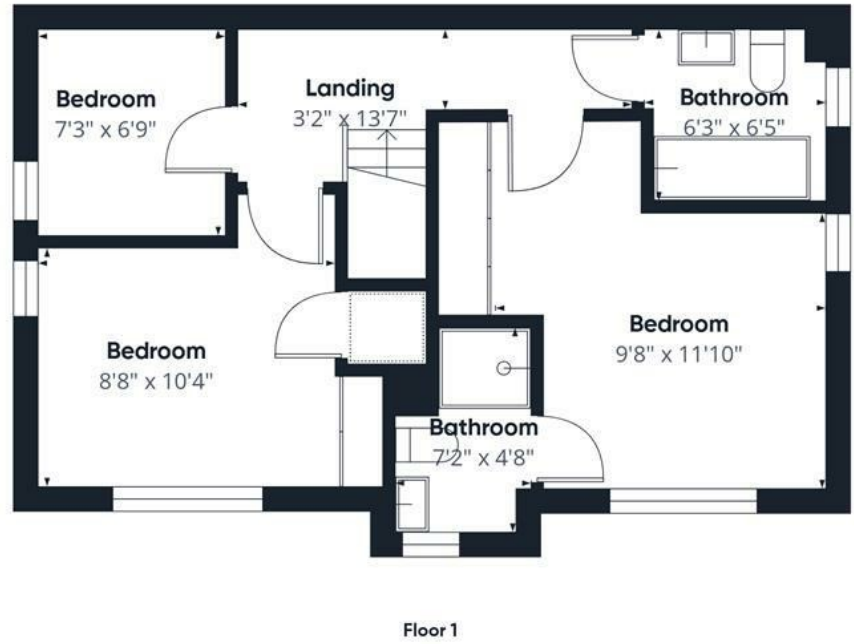






Approximate total area<sup>(1)</sup>  
870 ft<sup>2</sup>

Reduced headroom  
11 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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