

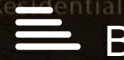


FRANCIS LOUIS  
Residential



Porcher Road, Exeter, EX5 1FN

Asking Price £340,000



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8  
Porcher  
Road

FL  
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# 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.

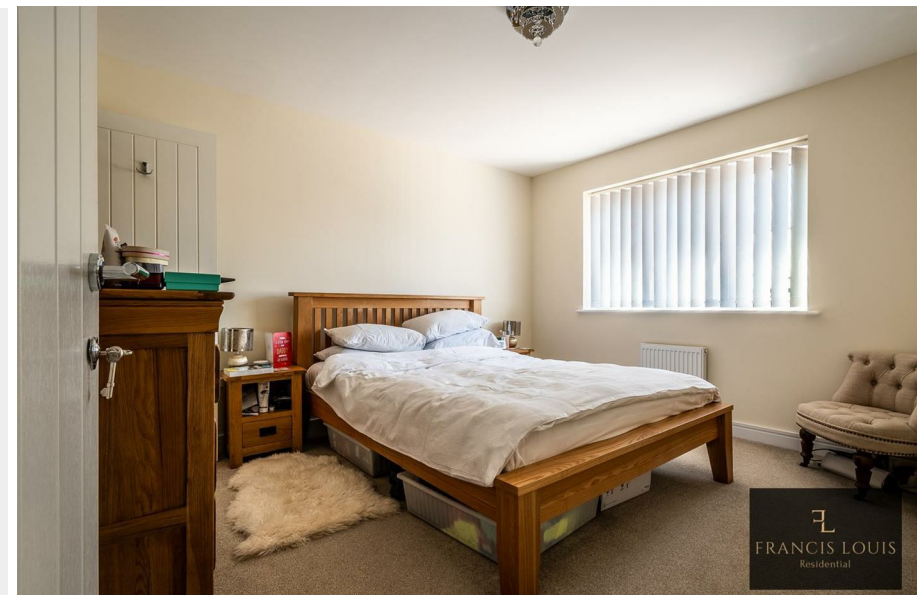
#### Outside Rear

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

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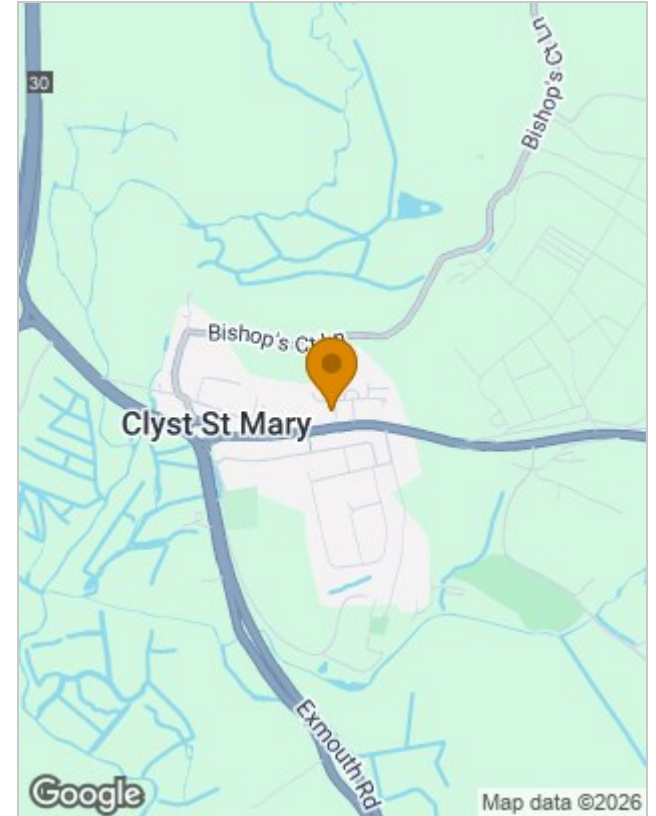




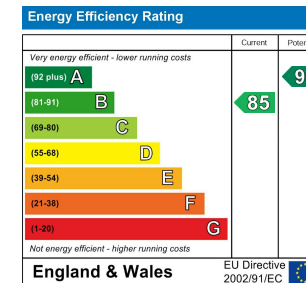
## Floor Plans



## 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.