

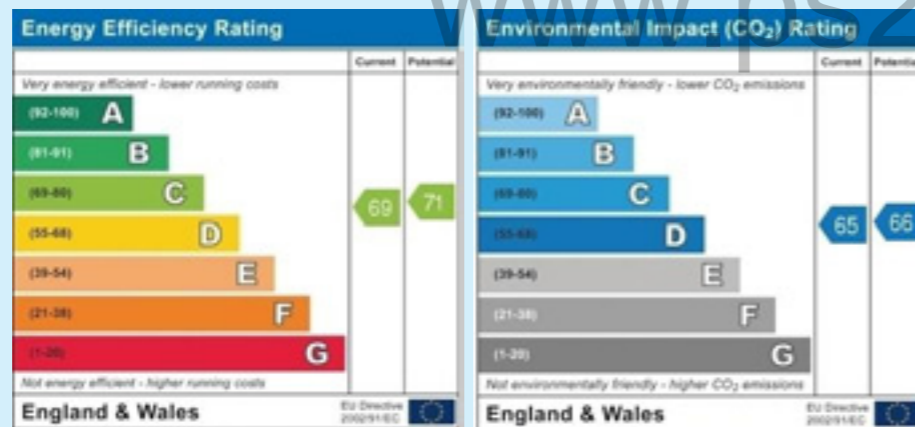
Bathroom

7' 2" x 5' 5" (2.186m x 1.673m)

Recently fitted modern bathroom suite comprising pedestal wash hand basin, close coupled WC and a bath with electric shower over and shower screen. This room also contains ceiling spotlights, an extractor fan and heated towel rail. There is an obscure uPVC double glazed window to the rear aspect.

Garden

There is off-road parking for two vehicles to the front of the property. The large rear garden benefits from areas of lawn and a large patio ideal for alfresco dining. The garden also has the benefit of a large storage shed fitted with power and lighting, a greenhouse and a further smaller storage shed.



These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.



£165,000

12 Lancelot Road, Beacon Heath, Exeter, EX4 9DA

3 Double Bedrooms. Spacious Lounge Diner. Conservatory. Third Bedroom/Further Reception Room. New Kitchen and Bathroom. Large Garden and Driveway

3 Bed, Beacon Heath

This beautifully presented semi-detached property is situated in the convenient location of Beacon Heath within close proximity of local shops, schools and medical centre, as well as benefiting from good access and bus routes to Exeter City Centre. The spacious 3 bedroom family home has been well maintained and recent improvements include a modern fitted kitchen with integrated units, bathroom suite, uPVC double glazing and a combination boiler.

The property offers well proportioned accommodation which comprises a spacious lounge diner with open-plan access to the conservatory, modern fitted kitchen, downstairs third bedroom / further reception room with cloakroom, two further double bedrooms and a bathroom. There is off-road parking for two vehicles to the front of the property and the generous sized rear garden benefits from an area of lawn as well as a large patio area.

In order to fully appreciate all this property has to offer, internal viewing is recommended.

The Accommodation Comprises:

Entrance and Hallway

A uPVC double glazed sliding door provides access to the entrance porch where a further door leads to the main entrance and hallway. There are doors to the kitchen and lounge diner and stairs, with an under stair storage cupboard, lead up to the first floor landing. There is also a coat hanging area and a smoke alarm.

Lounge Diner

17' 11" x 11' 6" max (5.467m x 3.527m)

Spacious lounge diner with contemporary style gas fireplace with wood surround. This well presented room has a large uPVC double glazed window to the front aspect, a gas central heating radiator and is open-plan with the conservatory.

Conservatory

11' 7" x 8' 3" max (3.549m x 2.524m)

The uPVC double glazed conservatory has been fitted with a ceiling fan, wood laminate flooring and a gas central heating radiator. French doors provide access to the garden.



Kitchen

11' 0" x 7' 2" max (3.371m x 2.190m)

Modern fitted kitchen with fitted base and wall units with black gloss roll edge work tops and integrated fridge freezer, gas hob and electric oven with extractor fan over. There is a stainless steel sink, plumbing for a washing machine and tiled splash back. A door leads to the third bedroom / further reception room and a uPVC double glazed window is to the rear aspect with views of the garden.

Third Bedroom / Further Reception Room

15' 1" x 9' 2" max including WC (4.618m x 2.802m)

This room is currently in use as a double bedroom but could also be utilised as a study or further reception room. There are uPVC double glazed doors to the front and rear, a gas central heating radiator and door to the downstairs cloakroom which comprises a close coupled WC, wall mounted wash hand basin, gas central heating radiator, extractor fan and uPVC obscure double glazed window to the rear.

Stairs and Landing

Stairs lead up to the first floor landing where there is a window to the side aspect, doors to the two bedrooms and bathroom and a loft hatch providing access to the partially boarded loft which benefits from a pull down ladder and light.

Bedroom 1

14' 0" x 8' 3" (4.274m x 2.522m)

Double bedroom with two uPVC double glazed windows to the front aspect. This room benefits from fitted cupboards with sliding doors and a further built-in cupboard containing the combination boiler. This room also has a gas central heating radiator and ceiling spotlights.

Bedroom 2

11' 6" x 9' 3" (3.511m x 2.833m)

Double bedroom with fitted cupboards and wardrobes, gas central heating radiator and uPVC double glazed window to the rear aspect enjoying views of the garden.

