

naomi j ryan
estate agents

Mid Terrace

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Gas Central Heating

On Street Permit Parking

Enclosed Rear Garden

Council Tax Band: C

Guide Price
£290,000 - £300,000 Freehold

12 South Lawn Terrace,

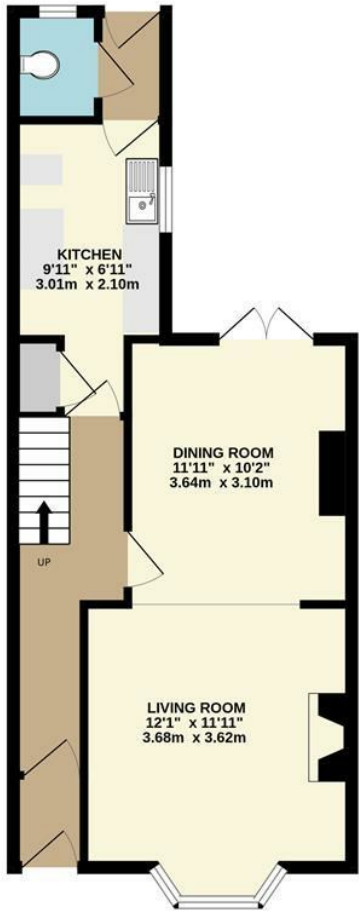
Heavitree, Exeter, EX1 2SW

www.naomijryan.co.uk

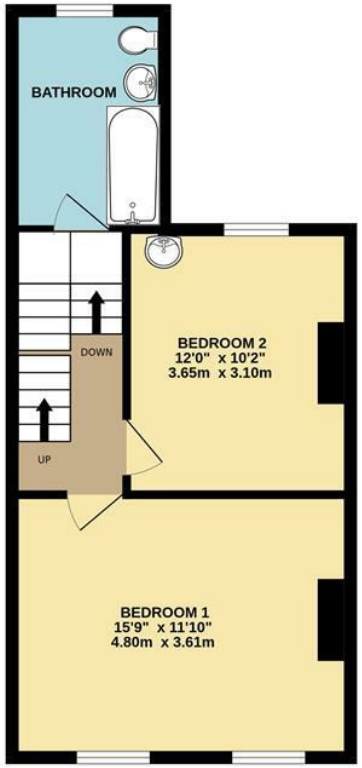
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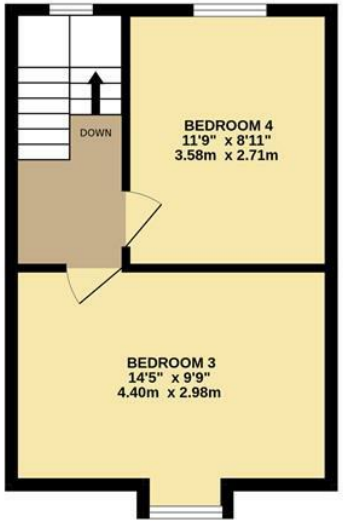
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

Guide Price £290,000 - £300,000:

A fantastic opportunity to acquire this spacious four-bedroom townhouse, now ready for modernisation throughout, located in the highly sought-after residential area of Heavitree. Ideally positioned, the property benefits from excellent access to a range of local amenities including Heavitree Park, regular bus routes, a doctor's surgery, two highly regarded primary schools, and a variety of independent and high street shops, cafés, and restaurants along Fore Street. The Royal Devon and Exeter Hospital is also within easy reach of the property.

Offered to the market with no onward chain, this property presents an ideal family home while also offering potential for HMO (House in Multiple Occupation) use, subject to the necessary consents.

The generous accommodation comprises an entrance hall, a bright dual-aspect open-plan living/dining room, kitchen, ground floor cloakroom, four well-proportioned double bedrooms, and a first floor bathroom.

Externally, the property enjoys a charming enclosed rear garden with paved seating areas and planted borders, as well as two useful storage sheds. To the front, there is a small enclosed garden area.

Early viewing is highly recommended to appreciate the potential on offer.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

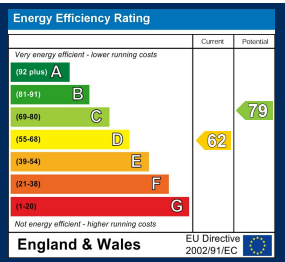
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899