



16 South Lawn Terrace

Heavitree, Exeter, EX1 2SW

An exciting opportunity to acquire this extended and spacious 4 double bedroom mid-terrace property dating back to the early 1900s and affording superbly modernised and refurbished accommodation spanning three storeys.

The heart of the home is undoubtedly the stunning kitchen/dining room, which has been thoughtfully modernised for contemporary living. This impressive space is enhanced by a rear extension, creating a comfortable breakfast and sofa area, perfect for relaxation and entertaining with bi-fold doors opening onto the rear garden. The well-equipped kitchen is a chef's dream, making meal preparation a joy.

The first floor is home to two spacious double bedrooms with original features, and beautifully appointed family bathroom with WC and a separate WC with wash basin. Two more double bedrooms can be found on the third floor. The home boasts the comforts of gas central heating and powder-coated double glazing to the rear, providing warmth and energy efficiency throughout the year.

Outside, the sizeable walled rear garden offers a tranquil retreat, ideal for social gatherings or as an outdoor sanctuary for relaxation and wellbeing. There is residents' on street permit parking on South Lawn Terrace and the surrounding neighbourhood.

Guide Price £475,000

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- STUNNING FAMILY HOME!
- Lounge, Family Room
- Family Bathroom/WC & Separate WC
- Residents' On Street Permit Parking
- CLOSE TO HEAVITEREE PARK & SHOPS
- Open-Plan Kitchen/Diner
- Gas Central Heating & uPVC Double Glazing
- Entrance Vestibule & Hall
- 4 Double Bedrooms
- Attractive Walled Rear Garden

Entrance Vestibule	Bedroom 2
Entrance Hall	12'0" x 10'2" max (3.67m x 3.1m max)
Lounge	Family Bathroom
14'2" into bay x 12'1" max (4.33m into bay x 3.69m max)	Separate WC
Family Room	Landing
11'10" x 10'2" max (3.62m x 3.1m max)	Bedroom 3
Kitchen/Dining Room	10'11" x 14'4" (3.34m x 4.39m)
19'9" x 14'5" (6.02m x 4.4m)	Bedroom 4
Cloakroom/WC	12'3" x 8'10" (3.74m x 2.7m)
Landing	Walled Rear Garden/Parking
Bedroom 1	
15'9" max x 11'10" (4.81m max x 3.61m)	



Directions





Floor Plan



Total area: approx. 137.3 sq. metres (1478.3 sq. feet)
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.
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