



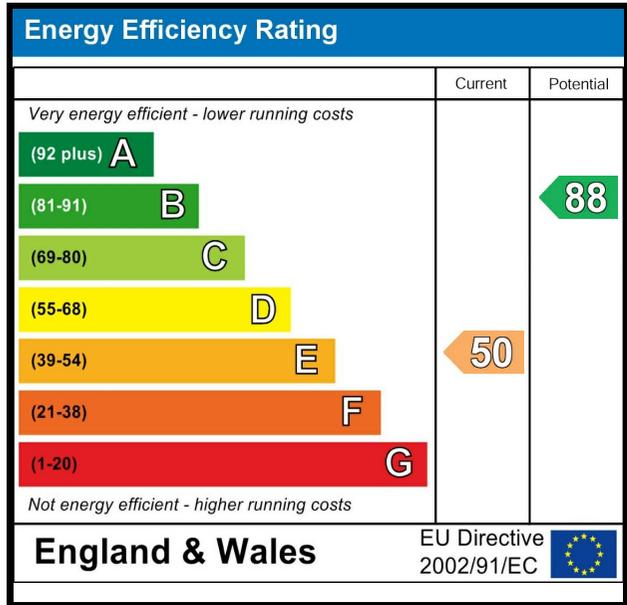
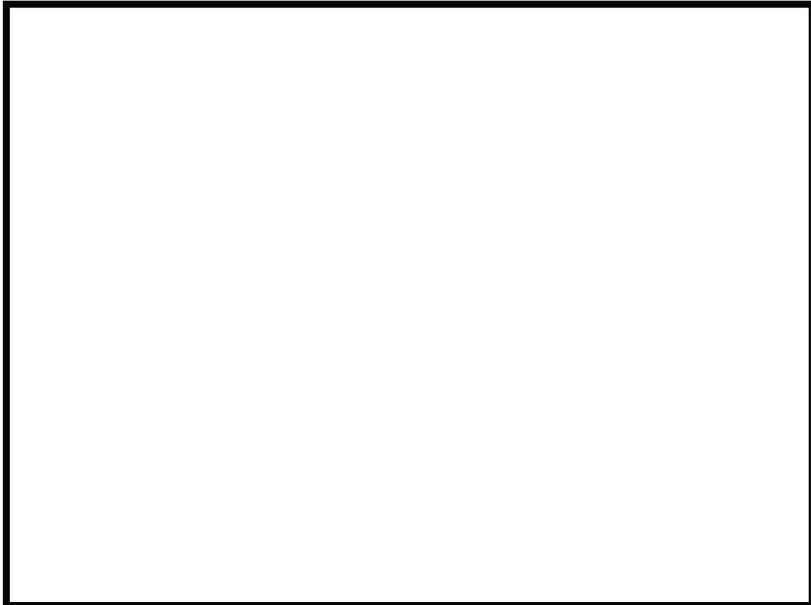
TO LET

20 Lucas Avenue, Exeter, EX4 6LZ

£275,000



- NO ONWARD CHAIN
- Lounge
- Kitchen & Outhouse/WC
- Bathroom & Separate WC
- South Facing Rear Garden
- Reception Hall
- Dining Room
- 3 Bedrooms
- Electric Heating
- Residents' On Street Permit Parking



THE PROPERTY

An exciting opportunity to acquire this 3 bedroom mid-terrace house in a highly favoured residential area within easy walking distance of the city centre, Exeter University, Central Station and St David's station. This property is currently offered in dated condition will appeal to those seeking a project property and the chance to modernise and refurbish to their own preferred standards and consider further development on the ground floor and into the loft space (subject to the necessary planning consents). Outside, the walled south facing courtyard also offers a blank canvass for some creative landscaping and residents' can enjoy the convenience of on street permit parking in Lucas Avenue and the surrounding area.

Lucas Avenue is a very popular location for those seeking a quiet cul-de-sac and the convenience of being situated within easy walking distance of the city centre. Exeter is one of the country's most famous Roman cities steeped in history with all the amenities and features of a modern day regional capital including a stunning medieval cathedral, refurbished Royal Albert Memorial Museum and an historic maritime quayside offering a range eateries, pubs/restaurants, sports and leisure facilities. Exeter also has an international airport, five miles east of the city, and there are excellent rail and road links including the mainline services to London (Paddington and Waterloo) the Midlands and the north of England plus excellent motorway connections with the national network at junctions.

SITUATION

Directions

