



14 Lonsdale Road

Exeter, EX1 3DW

A recently redecorated and well appointed 3 bedroom semi-detached house in a level and favoured location within just a few hundred yards of Heavitree Park. This well presented property comes with a front lounge with serving hatch, kitchen/breakfast room, spacious uPVC double glazed conservatory, gas central heating, uPVC double glazing, generous sized garden (S.E), garage and driveway parking. A very recent improvement is the installation of a brand new gas boiler located in the under stairs cupboard along with the electricity consumer unit and the electric & gas utility meters. The property was also rewired approximately 18 months ago.

Guide Price £340,000

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- NO ONWARD CHAIN
- Kitchen/Breakfast Room
- Gas Central Heating & uPVC Double Glazing
- Single Garage
- Recently Redecorated & Well Appointed
- Spacious Conservatory
- Good Size Rear Garden (S.E)
- Lounge with Serving Hatch
- 3 Bedrooms & Bathroom
- Off Road Parking Space

Entrance Hall

Bathroom

Lounge

5'8" x 5'6" (1.74m x 1.68m)

15'10" x 10'1" (4.83m x 3.08m)

Garage

Kitchen/Breakfast Room

Location Description

13'0" x 11'1" (3.97m x 3.40m)

Conservatory

13'0" x 7'9" (3.97m x 2.37m)

Landing

Bedroom 1

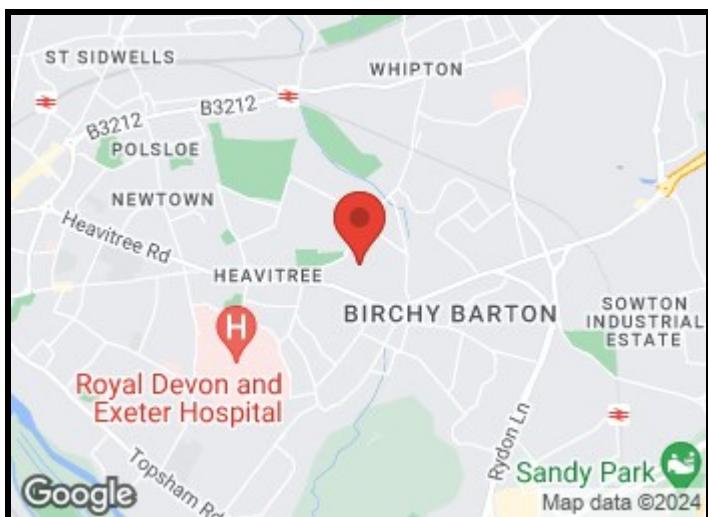
11'2" x 10'2" (3.41m x 3.10m)

Bedroom 2

10'2" x 8'3" (3.10m x 2.52m)

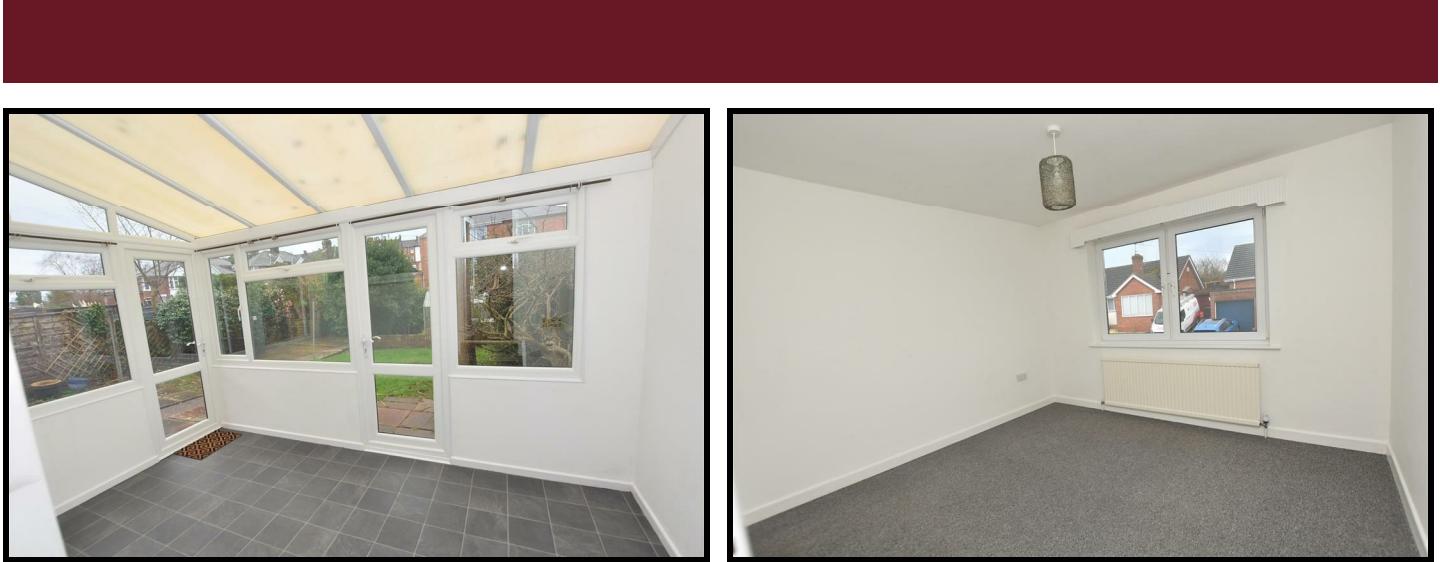
Bedroom 3

10'2" x 7'11" (3.10m x 2.43m)



Directions





Floor Plan



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Very energy efficient - lower running costs	85
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC