



14 Lonsdale Road

Exeter, EX1 3DW

A recently redecorated and well appointed 3 bedroom semi-detached house in 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

14 Lonsdale Road

Exeter, EX1 3DW



- 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

Lounge

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

Kitchen/Breakfast Room

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)

Bathroom

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

Garage

Location Description



Directions



Floor Plan



Ground Floor First Floor

Total area: approx. 100.6 sq. metres (1083.1 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.

14 Lonsdale Road, Exeter

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		