



45 Lonsdale Road Heavitree, Exeter, EX1 3DP

A deceptively spacious 3 double bedroom detached bungalow lying just around the corner from Heavitree Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. This fully modernised and well appointed property benefits from the home comforts of gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the seasons.

An area of hardstanding at the front of the property has recently been created to provide a generous off road parking space alongside a single garage.

A sizeable rear garden provides excellent outdoor space extending over three levels, including an area of lawn and a south facing upper decking area with bar; a perfect sun trap and the ideal environment for 'alfresco style' eating and entertaining with friends and family.

Local shops, amenities, schools and hospitals are close by and the property enjoys easy access to the M5, Exeter Business Park at Sowton and Exeter International airport.

Strong interest anticipated and early viewings recommended.

Guide Price £365,000

45 Lonsdale Road

Heavitree, Exeter, EX1 3DP



- NEAR HEAVITREE PARK
- Stylish Kitchen
- Gas Central Heating
- Garage & Off Road Parking Space
- Entrance Hall
- 3 Double Bedrooms
- uPVC Double Glazing
- Lounge/Diner
- Bathroom & Separate WC
- Good Sized Gardens

Entrance Hall

Separate WC

Lounge/Diner

18'4" x 12'5" (5.60m x 3.80m)

Rear Garden

Garage & Parking

Inner Hall

Kitchen

11'2" x 9'1" (3.41m x 2.77m)

Side Lobby

Bedroom 1

12'6" x 10'7" (3.83m x 3.24m)

Bedroom 2

10'11" x 8'11" (3.34m x 2.72m)

Bedroom 3

12'5" x 7'10" (3.79m x 2.40m)

Bathroom

5'5" x 5'3" (1.66m x 1.62m)



Directions



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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	