

## 21 South Lawn Terrace Heavitree, Exeter, EX1 2SW

An exciting opportunity to acquire this spacious 4 bedroom mid-terrace house dating back to the late 19th century and affording modernised accommodation spanning three storeys.

This well appointed property features two inviting reception rooms, sizeable kitchen/family room, and a cloakroom/WC. The first floor is home to the main bathroom and three double rooms. The fourth double bedroom occupies the top floor. The property is equipped with modern comforts, including gas central heating and uPVC double glazing, providing warmth and energy efficiency throughout the year. We understand that a new gas boiler was installed in 2020.

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

Heavitree is a highly sought after residential area with a comprehensive shopping centre & bustling community. Location is key, and this charming home is just a stone's throw from local shops, a health centre, and schools, making it perfect for families. The regular bus service to and from the city centre adds to the convenience, while Heavitree Pleasure Park, with its array of recreational activities and popular café/community

**Guide Price £385,000**

# 21 South Lawn Terrace

Heavitree, Exeter, EX1 2SW



- SPACIOUS FAMILY HOME
- Lounge, Dining Room
- Family Bathroom
- Residents' On Street Permit Parking
- CLOSE TO HEAVITREE PARK & SHOPS
- Kitchen/Breakfast Room
- Gas Central Heating & uPVC Double Glazing
- Entrance Vestibule & Hall
- 4 Double Bedrooms
- Attractive Walled Rear Garden

Entrance Hall

Lounge

14'7" x 11'9" (4.46m x 3.59m)

Dining Room

12'2" x 10'4" (3.73m x 3.15m )

Cloakroom WC

Kitchen/Breakfast Room

18'1" x 8'7" (5.53m x 2.64m)

Landing

Bedroom 1

14'8" x 12'0" (4.49m x 3.66m)

Bedroom 2

12'1" x 10'6" (3.70m x 3.22m)

Bedroom 3

13'0" x 10'6" (3.98m x 3.22m)

Bathroom

Landing

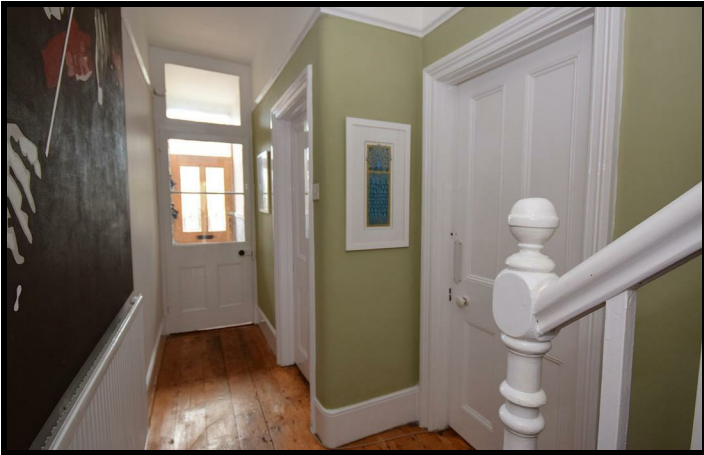
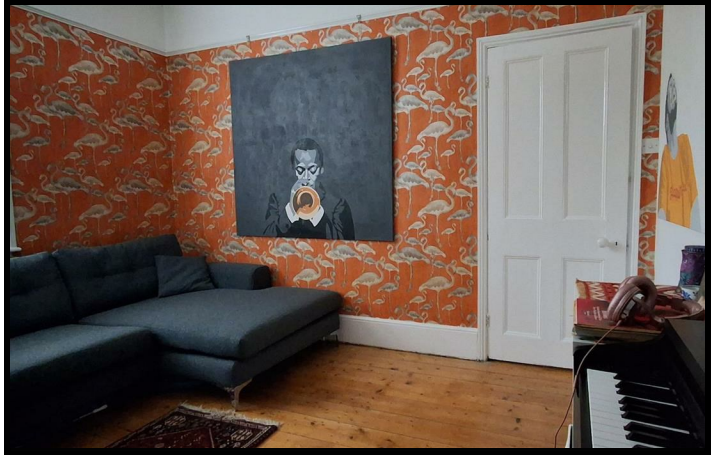
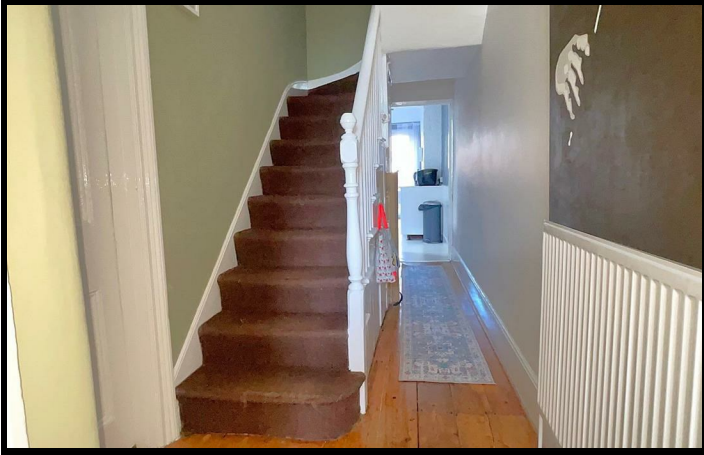
Bedroom 4

13'4" x 18'2" (4.07m x 5.55m)

Garden/Parking



Directions



# Floor Plan



**Ground Floor**

**First Floor**

**Second Floor**

Total area: approx. 136.4 sq. metres

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.

**21 South Lawn Terrace, 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 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	