



15 Lancelot Road

Beacon Heath, Exeter, EX4 9DA

An exciting opportunity to acquire this lovely 3 bedroom end terrace house in a pedestrianised and popular residential area set around a communal green. The property has benefitted from some excellent improvements in more recent times including all rooms being redecorated and the upgrade of a fully modernised bathroom. This well appointed house comes with the home comforts of gas central heating & uPVC double glazing, on street parking close by and a generous sized rear garden linking with an unusually spacious part sheltered area down the side of the property with side access and enough space for a sizeable garden shed. Laid to patio and gravel, this is a lovely private seating area which attracts plenty of sunshine from mid morning; the perfect environment for a touch of alfresco eating and entertaining.

The property is located in a popular residential area served well by local amenities, schools, local playing field, convenience store, Northbrook indoor swimming pool, regular bus service to and from the city centre, and a large Morrisons supermarket close by. Furthermore, keen walkers and dog owners can enjoy the benefits of having Mincinglake Valley Park lying close by providing some lovely scenic valley walks.

Strong interest anticipated and early viewings recommended.

Guide Price £259,950

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- NO ONWARD CHAIN
- Kitchen with Utility/Breakfast Space
- uPVC Double Glazing & Gas Central Heating
- On Street Parking Close By
- Entrance Hall
- 3 Bedrooms (2 x doubles)
- Generous Sized Rear Garden
- Lounge/Diner
- Modernised Family Bathroom
- Quiet Pedestrianised Area

Entrance Hall

Lounge/Diner

20'10" x 10'7" (6.37m x 3.25m)

Kitchen

21'0" x 9'3" (6.41m x 2.84m)

Bedroom 1

10'9" x 10'8" (3.28m x 3.27m)

Bedroom 2

12'5" x 9'10" (3.81m x 3.01m)

Bedroom 3

10'8" xx 6'2" (3.26m xx 1.89m)

Bathroom

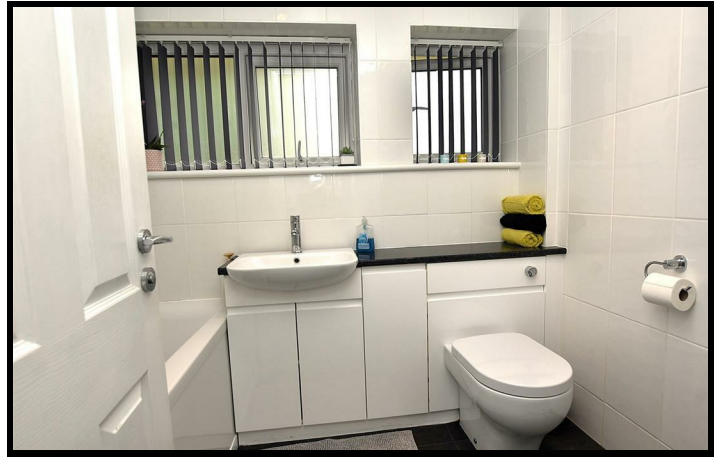
7'6" x 5'5" (2.31m x 1.67m)

Garden/Parking



Directions





Floor Plan



Ground Floor **First Floor**

Total area: approx. 78.3 sq. metres (842.9 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.

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