



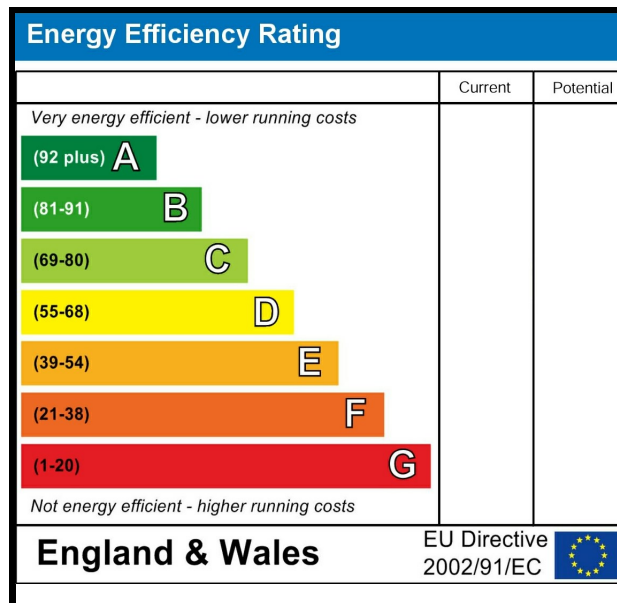
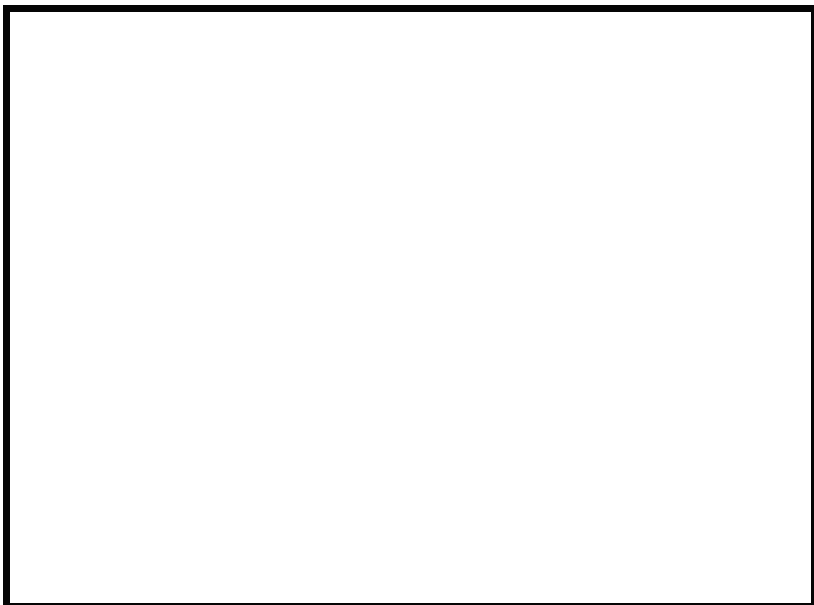
TO LET

45 Lonsdale Road, Heavitree, Exeter, EX1 3DP

£365,000



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



## THE PROPERTY

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.

## SITUATION

## Directions

