



16 South Lawn Terrace Heavitree, Exeter, EX1 2SW

An exciting opportunity to acquire this extended and spacious 4 double bedroom mid-terrace property dating back to the early 1900s and affording superbly modernised and refurbished accommodation spanning three storeys.

The heart of the home is undoubtedly the stunning kitchen/dining room, which has been thoughtfully modernised for contemporary living. This impressive space is enhanced by a rear extension, creating a comfortable breakfast and sofa area, perfect for relaxation and entertaining with bi-fold doors opening onto the rear garden. The well-equipped kitchen is a chef's dream, making meal preparation a joy.

The first floor is home to two spacious double bedrooms with original features, and beautifully appointed family bathroom with WC and a separate WC with wash basin. Two more double bedrooms can be found on the third floor. The home boasts the comforts of gas central heating and powder-coated double glazing to the rear, providing warmth and energy efficiency throughout the year.

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

Guide Price £475,000

16 South Lawn Terrace

Heavitree, Exeter, EX1 2SW



- STUNNING FAMILY HOME!
- Lounge, Family Room
- Family Bathroom/WC & Separate WC
- Residents' On Street Permit Parking
- CLOSE TO HEAVITEREE PARK & SHOPS
- Open-Plan Kitchen/Diner
- Gas Central Heating & uPVC Double Glazing
- Entrance Vestibule & Hall
- 4 Double Bedrooms
- Attractive Walled Rear Garden

Entrance Vestibule

Bedroom 2

12'0" x 10'2" max (3.67m x 3.1m max)

Entrance Hall

Family Bathroom

Lounge

14'2" into bay x 12'1" max (4.33m into bay x 3.69m max)

Separate WC

Family Room

11'10" x 10'2" max (3.62m x 3.1m max)

Landing

Bedroom 3

10'11" x 14'4" (3.34m x 4.39m)

Kitchen/Dining Room

19'9" x 14'5" (6.02m x 4.4m)

Bedroom 4

12'3" x 8'10" (3.74m x 2.7m)

Cloakroom/WC

Walled Rear Garden/Parking

Landing

Bedroom 1

15'9" max x 11'10" (4.81m max x 3.61m)



[Directions](#)



Floor Plan



Ground Floor

First Floor

Second Floor

Total area: approx. 137.3 sq. metres (1478.3 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.

16 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	71	78

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		