



18 Lonsdale Road Heavitree, Exeter, EX1 3DP

A deceptively spacious 2 double bedroom semi-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.

The well maintained property benefits from the home comforts of gas central heating and uPVC double glazing and offers new owners with the opportunity to modernise and upgrade to their own preferred standard of specification and interior design.

A driveway provides off road parking and vehicular access to a detached garage and there is an area of garden frontage which may provide potential to convert to further off road parking.

A sizeable south facing rear garden has been attractively designed and planted with a wide range of specimen young trees, shrubs and bushes.

Local shops, amenities 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 £325,000

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- NO ONWARD CHAIN
- Lounge, Kitchen/Diner
- Gas Central Heating & uPVC Double Glazing
- Detached Garage
- CLOSE TO HEAVITREE PARK
- 2 Double Bedrooms
- Established South Facing Garden
- Entrance Hall
- Bathroom & Separate WC
- Off Road Parking

Entrance Hall

Kitchen/Diner

12'1" x 15'5" (3.70m x 4.70m)

Lounge

12'10" x 11'11" (3.92m x 3.65m)

Bedroom 1

11'5" x 10'2" (3.50m x 3.12m)

Bedroom 2

10'10" x 8'4" (3.31m x 2.55m)

Bathroom

5'7" x 5'5" (1.71m x 1.66m)

Garden & Parking

Garage

15'11" x 8'2" (4.87m x 2.51m)



[Directions](#)



Floor Plan



Total area: approx. 74.4 sq. metres (801.4 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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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			
		62	85
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	