



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

An exciting opportunity to acquire this extended and spacious 3-bedroom mid terrace property dating back to the early 1900s and affording well modernised accommodation spanning three storeys.

The impressive property features two inviting reception rooms currently knocked through, three well-appointed double bedrooms and a stunning well equipped kitchen/family room enhanced by a side extension that creates a comfortable sofa area, perfect for relaxation and entertaining.

The first floor is home to the main bathroom and two bedrooms, while the striking master bedroom on the top floor benefits from a generous en-suite shower room, ensuring privacy and convenience. The property is equipped with modern comforts, including gas central heating and uPVC double glazing, 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 well being.

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 £365,000**

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Heavitree, Exeter, EX1 2SW



- NO ONWARD CHAIN

Entrance Vestibule

Entrance Hall

Lounge

13'11" x 12'4" (4.25m x 3.77m)

Dining Room

11'10" x 10'6" (3.63m x 3.22m)

Open Plan Kitchen/Family Room

14'10" x 15'2" (4.53m x 4.64m )

Landing

Bedroom 2

16'1" x 11'10" (4.91m x 3.63m)

Bedroom 3

11'11" x 10'6" (3.64m x 3.22m)

Bathroom

7'11" xx 6'2" (2.43m xx 1.90m)

Master Bedroom with En-Suite

Bedroom 1

14'8" x 13'5" (4.49m x 4.10m )

En-Suite Shower Room

8'11" x 7'6" (2.74m x 2.31m)

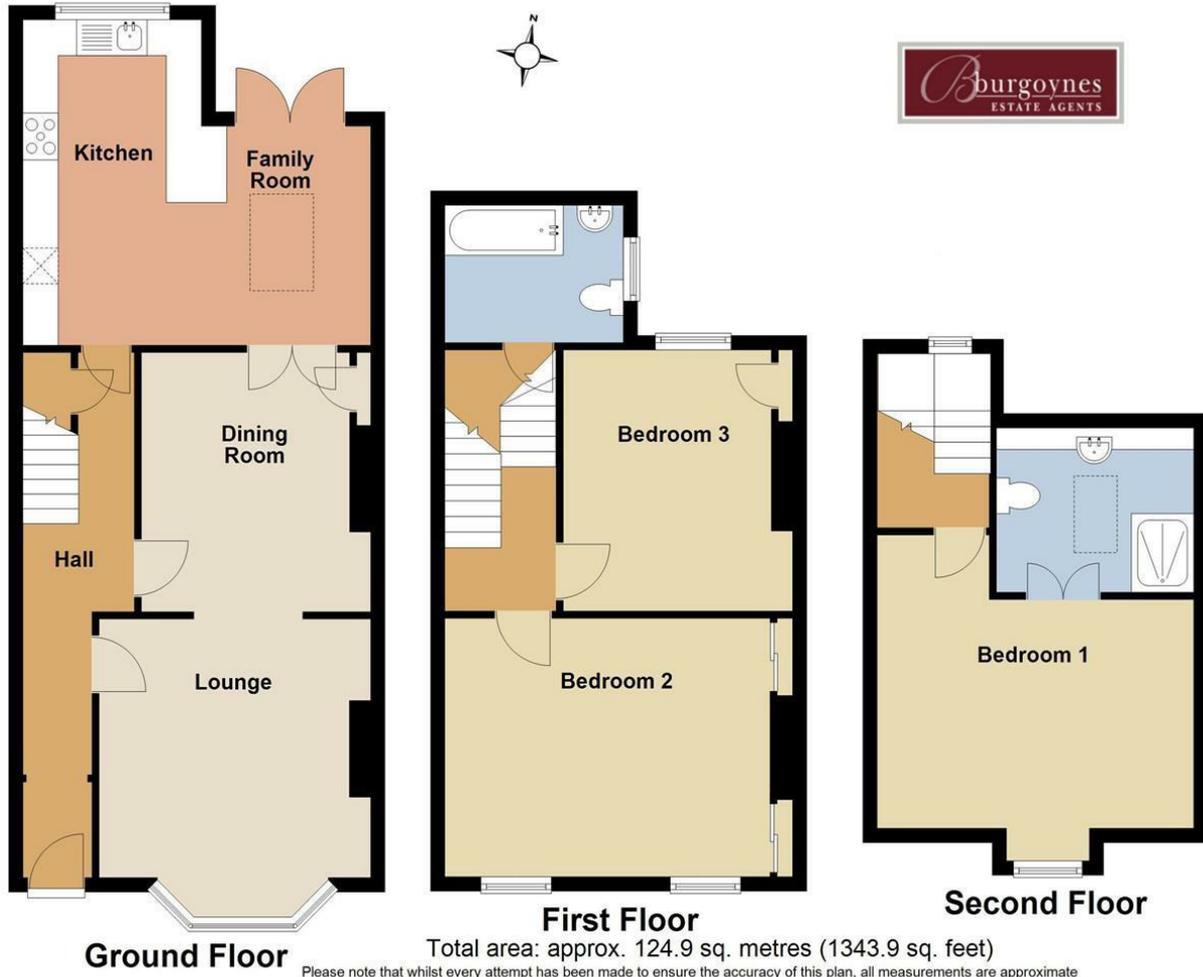
Garden



[Directions](#)



# Floor Plan



**Ground Floor**

**First Floor**

**Second Floor**

Total area: approx. 124.9 sq. metres (1343.9 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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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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	81
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	