

## 11 Lonsdale Road Heavitree, Exeter, EX1 3DW

An extended and 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.

Converting an exciting vision into reality, the current owners have successfully transformed the ordinary into the outstanding and created a welcoming home with superbly modernised accommodation and something to impress at every turn. The hallway, featuring timber wall panels and laminate flooring, sets the tone for the rest of the property. Two double bedrooms provide good space, a stunning bathroom brings a touch of indulgent luxury, but it's the striking open-plan arrangement to the living areas which really sets the pulse racing. The modernised kitchen is well equipped with navy blue Shaker style units and integrated appliances. This kitchen features sliding pocket doors which can either close off or keep the kitchen open-plan with the spacious dining area. Finally, there is the striking lounge extension with vaulted ceiling and double doors opening onto a covered area of decking which provides sheltered access to the garage (equipped with washing machine and tumble dryer) and a few steps leading up the well landscaped rear garden. This property comes with the home comforts of gas central heating and uPVC double glazing, and a driveway which has been widened to park an estate car or SUV off road.

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 £350,000**

# 11 Lonsdale Road

Heavitree, Exeter, EX1 3DW



- CLOSE TO HEAVITREE PARK!
- Striking Lounge with Vaulted Ceiling
- 2 Double Bedrooms & Luxury Bathroom
- Garage & Parking for 2 Vehicles
- Extended Open-Plan Living Accommodation
- Spacious Dining Area
- Gas Central Heating & uPVC Double Glazing
- Entrance Hall
- Stylish Kitchen
- Well Landscaped Gardens

## Entrance Hall

## Bedroom 1

15'10" x 9'10" (4.84m x 3.01m)

## Bedroom 2

10'9" x 8'7" (3.28m x 2.64m)

## Bathroom

10'5" x 4'6" (3.19m x 1.38m)

## Kitchen

9'7" x 8'5" (2.93m x 2.57m)

## Dining Room

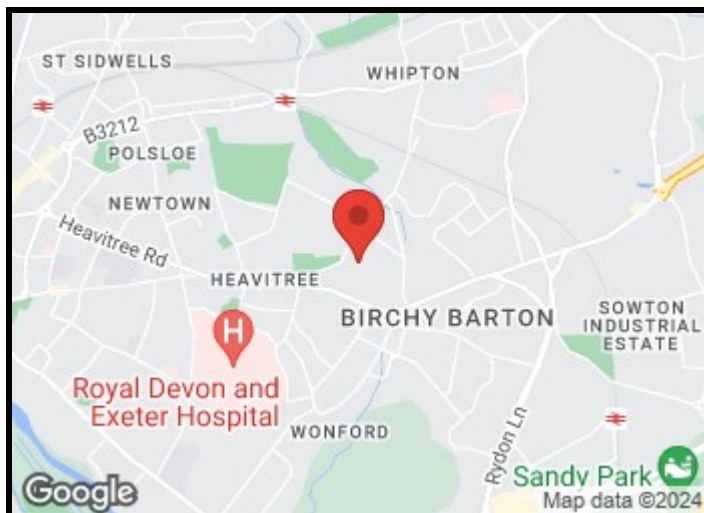
14'8" x 8'10" (4.48m x 2.71m)

## Lounge

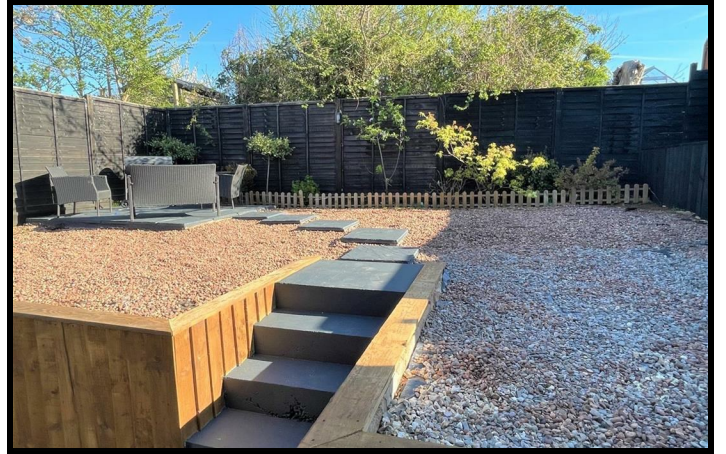
10'10" x 8'11" (3.32m x 2.72m)

## Garage

15'10" x 8'2" (4.83m x 2.49m)



Directions



# Floor Plan



Total area: approx. 77.2 sq. metres (831.1 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.

**11 Lonsdale Road, 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) <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			
		61	79
<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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		