



204 Sweetbrier Lane

Exeter, EX1 3DE

An extended and surprisingly large 2 double bedroom ground floor apartment in favoured residential area with generous south facing garden. The well maintained and modernised property offers an exciting first home, retirement or investment opportunity for those seeking a single storey property well located within easy walking distance of local amenities, hospitals, public transport, Hamilin Lane Playing Fields and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue.

Guide Price £225,000

204 Sweetbrier Lane

Exeter, EX1 3DE



- Exciting First Home/Investment/Retirement Opportunity
- Large Lounge/Diner
- Master Bedroom Extended with Dressing Area
- Unrestricted On Street Parking
- Main Transport Links, Hospitals & Heavitree Park Nearby
- Sizeable Kitchen
- Gas Central Heating & uPVC Double Glazing
- Entrance Hall
- 2 Double Bedrooms & Bathroom
- Front Garden & Generous Rear Garden (SW)

Entrance Hall

Gardens & Parking

Lounge/Diner

Lounge Area

16'7" x 11'5" (5.06 x 3.49m)

Dining Area

11'8" x 11'5" (3.58m x 3.49m)

Kitchen

15'6" x 7'8" (4.74m x 2.34m)

Bedroom 1

24'0" x 10'6" (7.33m x 3.21m)

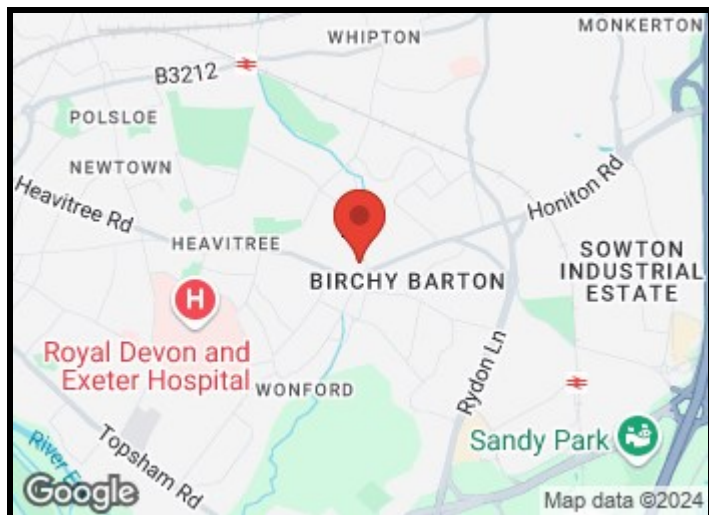
Bedroom 2

11'6" x 7'7" (3.51m x 2.33m)

Bathroom

7'8" x 5'10" (2.36m x 1.79m)

Information - Service Charge & Lease

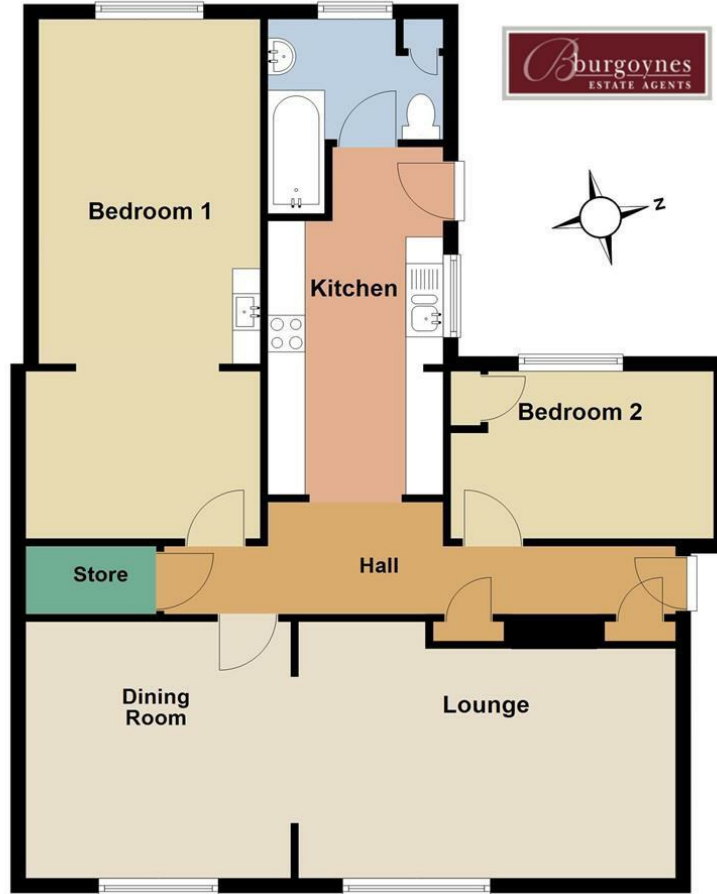


[Directions](#)





Floor Plan



Total area: approx. 87.3 sq. metres (940.1 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.

204 Sweetbriar Lane, 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		67	72
	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		