



15 Lancelot Road Beacon Heath, Exeter, EX4 9DA

An exciting opportunity to acquire this lovely 3 bedroom end terrace house in a pedestrianised and popular residential area set around a communal green. The property has benefitted from some excellent improvements in more recent times including all rooms being redecorated and the upgrade of a fully modernised bathroom. This well appointed house comes with the home comforts of gas central heating & uPVC double glazing, on street parking close by and a generous sized rear garden linking with an unusually spacious part sheltered area down the side of the property with side access and enough space for a sizeable garden shed. Laid to patio and gravel, this is a lovely private seating area which attracts plenty of sunshine from mid morning; the perfect environment for a touch of alfresco eating and entertaining.

The property is located in a popular residential area served well by local amenities, schools, local playing field, convenience store, Northbrook indoor swimming pool, regular bus service to and from the city centre, and a large Morrisons supermarket close by. Furthermore, keen walkers and dog owners can enjoy the benefits of having Mincinglake Valley Park lying close by providing some lovely scenic valley walks.

Strong interest anticipated and early viewings recommended.

Guide Price £275,000

15 Lancelot Road

Beacon Heath, Exeter, EX4 9DA



- NO ONWARD CHAIN
- Kitchen with Utility/Breakfast Space
- uPVC Double Glazing & Gas Central Heating
- On Street Parking Close By
- Entrance Hall
- 3 Bedrooms (2 x doubles)
- Generous Sized Rear Garden
- Lounge/Diner
- Modernised Family Bathroom
- Quiet Pedestrianised Area

Entrance Hall

Lounge/Diner

20'10" x 10'7" (6.37m x 3.25m)

Kitchen

21'0" x 9'3" (6.41m x 2.84m)

Bedroom 1

10'9" x 10'8" (3.28m x 3.27m)

Bedroom 2

12'5" x 9'10" (3.81m x 3.01m)

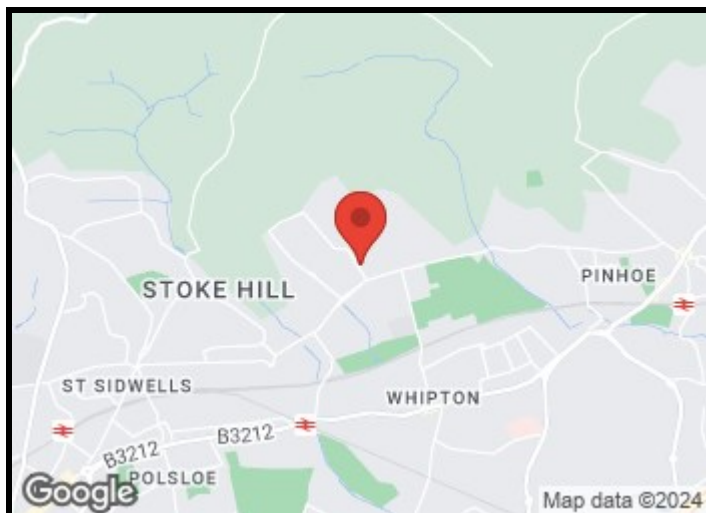
Bedroom 3

10'8" xx 6'2" (3.26m xx 1.89m)

Bathroom

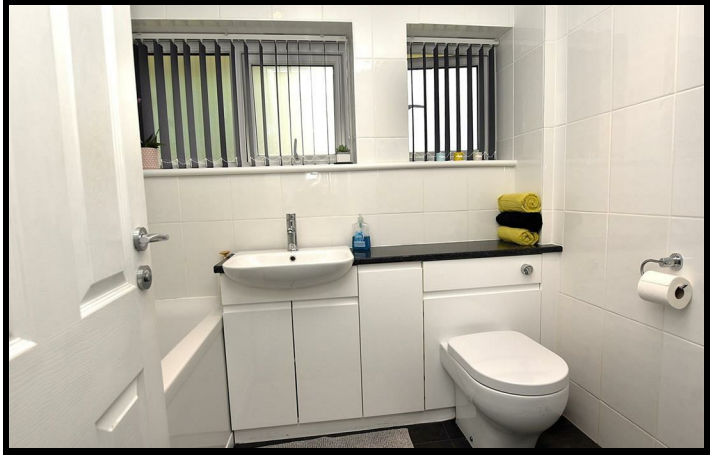
7'6" x 5'5" (2.31m x 1.67m)

Garden/Parking

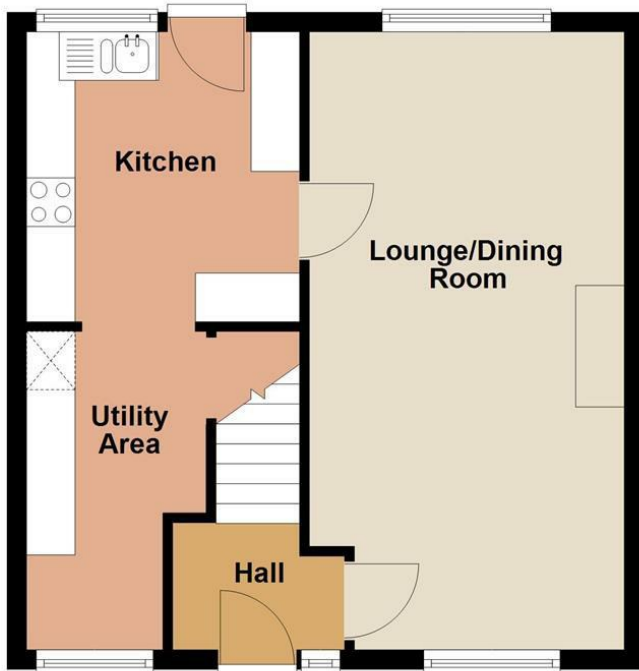


[Directions](#)

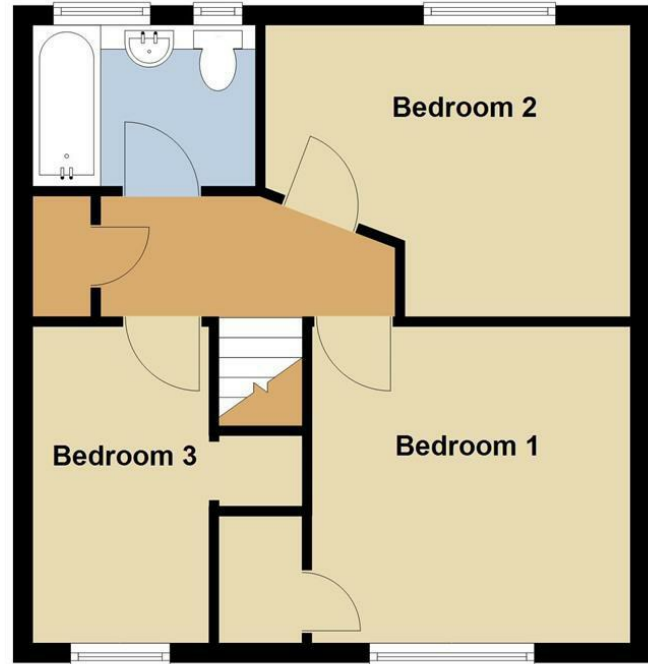




Floor Plan



Ground Floor



First Floor

Total area: approx. 78.3 sq. metres (842.9 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.

15 Lancelot 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) 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	

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	