



9 Lymeborne Avenue

Heavitree, Exeter, EX1 3AU

A rare opportunity to acquire this recently modernised 3 bedroom semi-detached house situated in a highly sought after residential cul-de-sac with spectacular south-westerly views across Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue.

Internally, the property now offers newly decorated, carpeted and superbly appointed accommodation including two separate reception rooms, a sizeable kitchen, downstairs cloakroom WC and first floor bathroom with bath and corner shower enclosure.

This lovely property comes with front and rear gardens, and a single garage is approached across a shared driveway. It should be noted that the front garden may offer potential to convert into private off road parking.

Perfect for young families, strong interest anticipated and early viewings recommended.

Guide Price £450,000

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- Very Near to Heavitree Park!
- Dining Room
- 3 Bedrooms & Bathroom
- Garage
- Reception Hall
- Kitchen, Conservatory
- Gas Central Heating & uPVC Double Glazing
- Lounge
- Cloakroom WC
- Front & Rear Gardens

Front Porch

Reception Hall

Lounge

Dining Room

Kitchen

Conservatory

Cloakroom WC

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

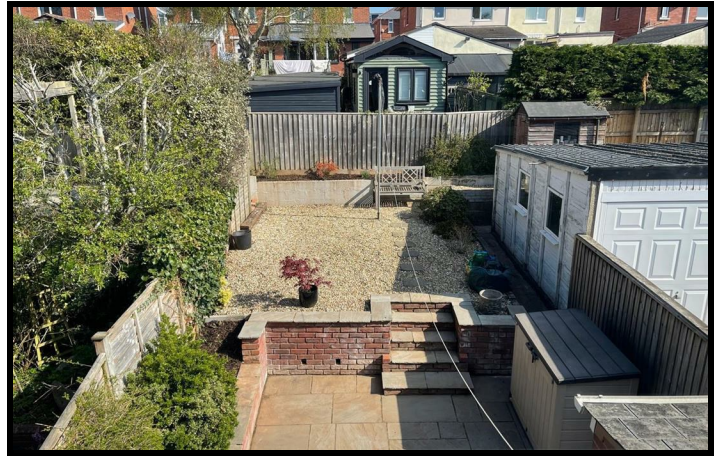
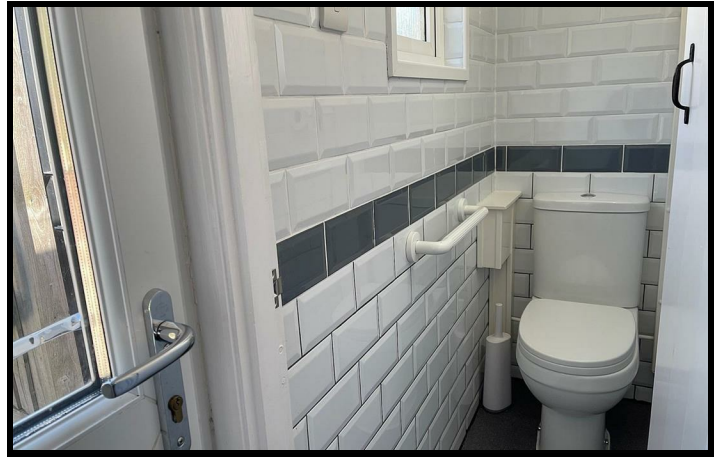
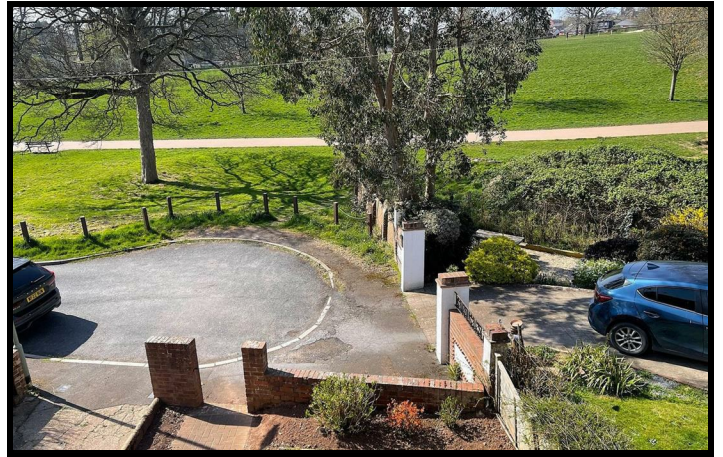
Front & Rear Gardens

Garage



Directions





Floor Plan



Ground Floor **First Floor**

Total area: approx. 100.8 sq. metres (1084.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	