



## 27 Lucas Avenue

EXETER, EX4 6LZ

An extended and substantial 4 bedroom semi-detached family sized house affording modernised and well appointed accommodation throughout. This impressive property is situated in a highly favoured cul-de-sac within easy walking distance of the city centre and the University. The property comes with a large integral garage, well landscaped garden and an off-road parking space. There is also the convenience of on street permit parking in Lucas Avenue and the surrounding area.

Lucas Avenue is a very popular location for those seeking a quiet cul-de-sac and the convenience of being situated within easy walking distance of the city centre. Exeter is one of the country's most famous Roman cities steeped in history with all the amenities and features of a modern day regional capital including a stunning medieval cathedral, refurbished Royal Albert Memorial Museum and an historic maritime quayside offering a range eateries, pubs/restaurants, sports and leisure facilities. Exeter also has an international airport, five miles east of the city, and there are excellent rail and road links including the mainline services to London (Paddington and Waterloo) the Midlands and the north of England plus excellent motorway connections with the national network at junctions.

**Guide Price £460,000**

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- NO ONWARD CHAIN
  - Family/Garden Room
  - Gas Central Heating & uPVC Double Glazing
  - Large Integral Garage
- Reception Hall
  - Kitchen, Lobby, Cloakroom/WC
  - Attractive Rear Garden
- Lounge/Diner
  - 4 Bedrooms (one en-suite), Bathroom
  - Off Road Parking Space

Entrance Porch 5'1" x 3'6" (1.55 x 1.07)	Landing	Extra-Large Integral Garage 9'3" x 9'3" (2.82 x 2.82)
Reception Hall 14'2" x 5'9" (4.32 x 1.75)	Master Bedroom Suite	Rear Garden
Lounge/Diner	Bedroom 1 15'6" x 12'1" (4.72 x 3.68)	
Lounge Area 13'11" x 13'4" (4.24 x 4.06)	En-Suite Shower Room 8'8" x 4'3" (2.64 x 1.30)	
Dining Area 11'9" x 11'3" (3.58 x 3.43)	Bedroom 2 13'11" x 11'10" (4.24 x 3.61)	
Family/Garden Room 11'0" x 9'2" (3.35 x 2.79)	Bedroom 3 11'10" x 11'3" (3.61 x 3.43)	
Kitchen 9'3" x 9'3" (2.82 x 2.82)	Bedroom 4 8'0" x 7'11" (2.44 x 2.41)	
Lobby	Bathroom 7'11" x 5'8" (2.41 x 1.73)	
Cloakroom/WC	Outside Frontage	



**Directions**

Travelling from the city centre proceed to the Paris Street roundabout and take the exit onto Western Way as if you were heading east of the city towards Pinhoe. As you arrive at the Sidwell Street roundabout, take the second exit onto Old Tiverton Road and take the fourth turning on your right into Iddesleigh Road which immediately divides into Lucas Avenue (on the right hand side). No. 27 can be found on the left nearer the top of this road.

Council Tax Band: C





Floor Plan



Total area: approx. 155.2 sq. metres (1670.7 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.

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.

