

29 Lancelot Road, Exeter, EX4 9BZ



In need of full refurbishment this two bedroom end of terrace property situated in a popular location close to schools and shops. The accommodation benefits from an entrance hall, lounge, kitchen, two double bedrooms, bathroom, large rear garden, double glazing and no onward chain. Viewing is highly recommended.

Offers in the Region of £185,000 Freehold DCX02281

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part glazed front door with doors to the lounge and kitchen. Turning staircase to first floor landing. Front aspect frosted uPVC double glazed windows, understairs cupboard.

Lounge 17' 11" x 11' 7" (5.456m x 3.543m)

Front aspect uPVC double glazed window. Television point, storage cupboard and rear aspect window with view of rear garden.



Kitchen 11' 2" x 7' 3" (3.392m x 2.216m)

Rear aspect uPVC double glazed window. Fitted range of base level units with stainless steel sink with single drainer. Roll edge work surfaces, part tiled walls. Double glazed door leads to rear garden. Storage cupboard with shelving and plumbing. In need of modernisation.



First Floor Landing

Side aspect uPVC double glazed window, doors to bedroom one, bedroom two and bathroom.

Bedroom One 16' 0" x 8' 4" (4.878m x 2.529m)

Twin front aspect uPVC double glazed windows with view over front garden and communal lawn. Storage recess.



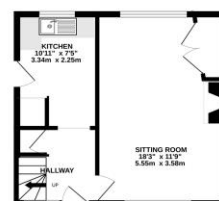
Bedroom Two 11' 6" x 9' 5" (3.508m x 2.870m)

Rear aspect uPVC double glazed window with view of rear garden.



GROUND FLOOR
406 sq ft. (37.7 sq.m.) approx.

1ST FLOOR
344 sq ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq ft. (69.7 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, etc. are given for information only and are not intended to be used for any purpose other than that for which they are provided. The actual area and volume may vary from those shown on the floor plan. The actual area and volume may vary from those shown on the floor plan. The actual area and volume may vary from those shown on the floor plan.

Scale: 1:50

Bathroom

Rear aspect frosted uPVC double glazed window. 3 piece white suite comprising of panelled enclosed bath with mix tap and hand held shower above, low level WC, wash hand basin with storage below.



Rear Garden

Private enclosed rear garden. Mainly lawned, with paved seating area, outbuilding.



Front of property

Pedestrian access to front door and low maintenance front garden.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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