

17 Lloyds Crescent, Exeter, EX1 3JQ



This generously sized three-bedroom home offers exceptional value and is an ideal choice for first-time buyers. It features uPVC double glazing throughout and efficient gas central heating with a modern boiler. The property boasts a contemporary kitchen/dining room with ample space for family living, as well as a good-sized rear garden perfect for relaxing or entertaining. The accommodation benefits from an entrance hall, lounge, kitchen/dining room, three first floor bedroom, bathroom, enclosed rear garden and on road parking.

Asking Price £250,000 Freehold DCX02920

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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 a uPVC front door, twin front aspect frosted uPVC double glazed windows, door to the lounge, stairs to the first floor landing, radiator.

Lounge 18' 0" x 11' 2" (5.483m x 3.393m)

Dual aspect uPVC double glazed windows, fireplace with a tiled surround and wooden mantle, television point, telephone point, door to the kitchen/dining room. Radiator.



Kitchen/Diner 17' 10" x 11' 4" (5.446m x 3.446m)

Front and rear aspect uPVC double glazed windows, fitted range of eye and base level units with stainless steel sink with mixer tap, single drainer, roll edged work surfaces, part tiled walls, gas cooker point, plumbing for washing machine, further appliance space, seating area uPVC part glazed door to the front of the property, wood laminate flooring, radiator. uPVC double glazed door leads to the rear of the garden.



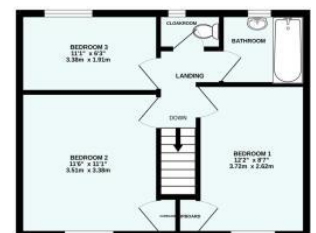
First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom and separate cloakroom, access to the loft above.

GROUND FLOOR



1ST FLOOR



Bedroom One 11' 6" x 11' 0" (3.505m x 3.356m)

Front uPVC double glazed window, built in wardrobe, radiator.



Bedroom Two 12' 2" x 8' 7" (3.707m x 2.621m)

Front aspect uPVC double window, built in wardrobe, radiator.



Bedroom Three 11' 1" x 6' 5" (3.386m x 1.945m)

Rear aspect uPVC double glazed window, radiator.



Cloakroom

Rear aspect frosted uPVC double glazed window, low level WC.

Bathroom

Rear aspect frosted uPVC double glazed window, panel enclosed bath, with hand held shower above, wash hand basin, part tiled walls, radiator.



Rear Garden

Private enclosed rear garden, mainly laid to lawn, seating area, wooden sheds.



Front garden

To the front of the property is a low maintenance front garden with pedestrian access to the front door.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

17 Lloyds Crescent EXETER EX1 3JQ	Energy rating C	Valid until:	27 April 2033
		Certificate number:	5600-4384-0222-4228-3473

Property type

Mid-terrace house

Total floor area

79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)