



Connells

Lucas Avenue
Exeter

Lucas Avenue
Exeter EX4 6LZ

for sale guide price
£290,000



Property Description

GUIDE PRICE £290,000 - £315,000

This stunning terraced house, situated in a conservation area near Exeter's vibrant city centre, offers a perfect blend of modern living and classic charm. Featuring three spacious bedrooms, the home boasts a contemporary interior design that enhances its appeal. Large windows fill the separate living spaces with natural light, creating a warm and inviting atmosphere. Step outside to discover a private courtyard garden, perfect for relaxing or hosting gatherings. With local amenities just a short stroll away and the added benefit of a no chain sale, this property is an exceptional opportunity for those seeking a stylish urban lifestyle.



Entrance Hall

Under stairs storage, wall mounted radiator.

Living Room

13' 5" into bay x 10' 7" (4.09m into bay x 3.23m)

Double glazed front aspect bay window, feature fireplace, wall mounted radiator.

Dining Room

10' 3" x 11' 5" (3.12m x 3.48m)

Double glazed patio doors to rear, feature fireplace, wall mounted radiator.

Kitchen

8' 1" x 8' 1" exc pantry (2.46m x 2.46m exc pantry)

Door to rear, side aspect window, wall and base units, work surfaces, cooker point, gas hob with extractor over, stainless steel sink unit, pantry, wall mounted radiator.

Utility Area

9' 1" x 5' 1" (2.77m x 1.55m)

Door to rear, windows to front and side, plumbing for washing machine,

Downstairs W.C.

Obscured rear aspect window, low level toilet, wash hand basin.

Landing

Access to boarded loft,

Bedroom 1

13' 5" into bay x 13' 1" (4.09m into bay x 3.99m)

Double glazed front aspect bay window, feature fireplace, wall mounted radiator.

Bedroom 2

11' 6" x 11' (3.51m x 3.35m)

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

Bedroom 3

8' 1" x 7' 2" (2.46m x 2.18m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, wall mounted radiator.

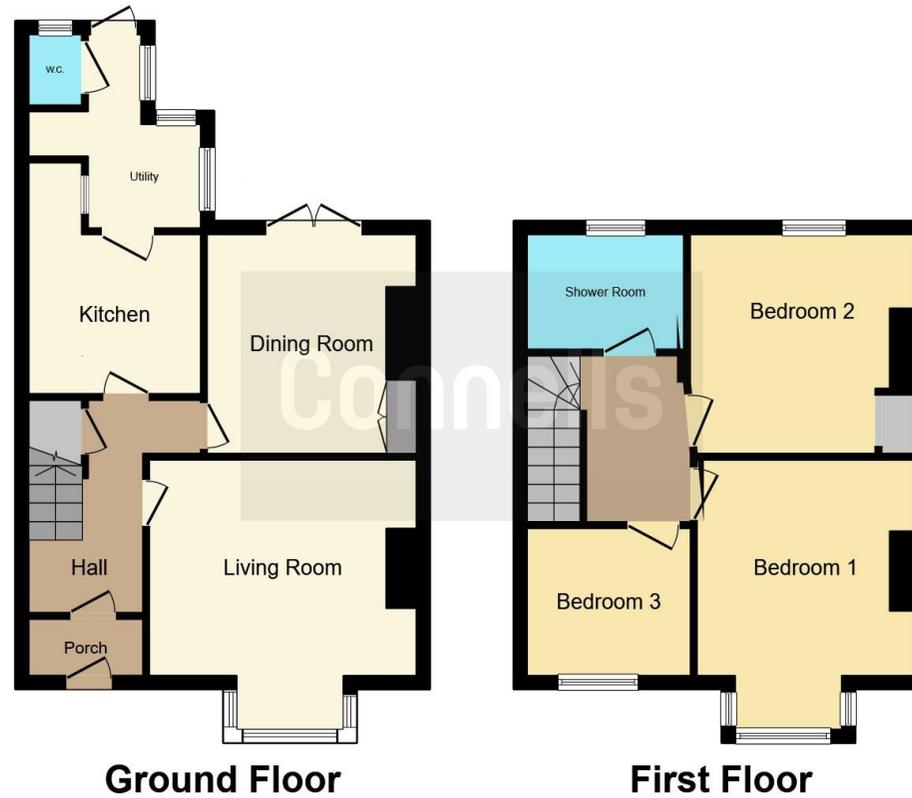
Outside

To the rear of the property is a pretty garden which is fully enclosed with flower beds containing mature shrubs including a rose, a camellia and a hydrangea. There is also a patio area which is ideal for al fresco dining.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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8-9 South Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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