



# Lanrick, 2 Vaughan Road

Heavitree, Exeter, EX1 3DH

Guide Price £325,000

An exciting opportunity to acquire this classic 1930's 2 bedroom detached residence in a sought after residential area with picturesque views across trees and communal green areas. This distinctive house has remained in the same family for the past 50 years and is ready for creative new owners to renovate, develop and transform this once modest sized home into a truly outstanding high end home imaginatively designed and fully equipped for modern day family living. The property stands in a raised plot with off road parking and garage. Gardens surround the house and there is plenty of scope for a side extension and attic conversion subject planning permission.

The surrounding gardens provide a serene outdoor retreat, while the off-road parking and garage add to the convenience of this individual home. There is ample potential for expansion, with possibilities for a side extension and attic conversion, subject to planning permission.

Situated in a highly sought-after residential area, this property is just a stone's throw from Hamlin Lane Playing Fields and the popular Heavitree Pleasure Park, which boasts a vibrant café and community hub. Local shops, schools, and amenities are all within easy walking distance, making this location ideal for families. For those who require public transport, a bus shelter is conveniently located just a few hundred yards away, ensuring easy access to the city centre.

With its blend of classic charm and modern potential, this detached house on Vaughan Road is a rare find in Exeter. This property is ready to welcome its next chapter so don't miss the chance to transform this home into a stunning high-end residence tailored for contemporary family living.

### EXCITING RENOVATION OPPORTUNITY!

NO ONWARD CHAIN

- Entrance Hall
- Lounge/Diner
- Kitchen, Garden Room
- 2 Double Bedrooms
- Bathroom & Separate WC
- Garage & Off Road Parking
- Sought After Residential Area
- Excellent Extension Potential

### Viewing

Please contact our Heavitree Office on 01392 499823 if you wish to arrange a viewing appointment for this property or require further information.



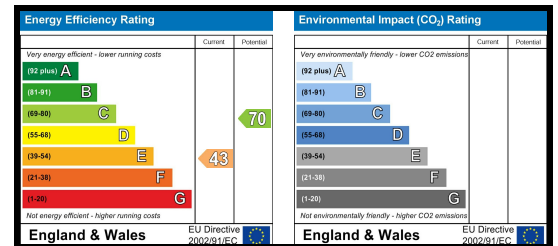
# Floor Plan



# Area Map



# Energy Efficiency Graph



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