

Lonsdale Road, EX1

MOVELI





Lonsdale Road, EX1

A fantastic family home in Heavitree with three double bedrooms, two reception rooms, kitchen, bathroom & en-suite. The property has a large rear garden, garage, driveway and easy access to Heavitree Park.

- A PERFECT FAMILY HOME IN HEAVITREE
- SITUATED CLOSE TO HEAVITREE PLAYING FIELDS
- THREE DOUBLE BEDROOMS
- LIVING ROOM & DINING ROOM
- KITCHEN & DOWNSTAIRS W.C
- BATHROOM & EN-SUITE
- LARGE REAR GARDEN & PLENTY OF STORAGE
- GARAGE AND OFF STREET PARKING
- CONVENIENTLY CLOSE TO THE HEAVITREE SHOPS AND AMENITIES
- PLANNING PERMISSION GRANTED TO EXTEND



This lovely semi-detached house is the perfect family home. Situated in the heart of Heavitree, the property is within a short walk to Heavitree Park and the popular Fore Street shops. It also falls in the catchment for some fantastic schools. The property has uPVC double glazing and gas central heating throughout.

On the ground floor there are two generous reception rooms, the living room has a window to the front. The spacious dining room has a window to the rear overlooking the garden, these rooms used to be one large open plan space, so this could be opened up again if it was needed. The kitchen is fitted with wall and base units including integrated oven, induction hob and extractor. There is space for further appliances, a door to the side and a window to the rear overlooking the garden. Completing the downstairs accommodation is a W.C and under stairs storage cupboard.

On the first floor there are three double bedrooms, bedroom one has a window to the front and an en-suite shower with wash hand basin. Bedrooms two and three are to the rear, both with windows overlooking the garden. The family bathroom has a white suite with panelled bath, shower over, W.C and wash hand basin. There are tiled walls and an opaque window to the side. The landing has a storage cupboard and a large window to the side, making it a light and open space leading to all rooms. ►



- Externally, the front garden is separated into tiered planters, with a path that leads to the front door. The driveway is to the right and leads to the garage, with side access to the rear garden. The south west facing rear garden is level with a large lawned area, there is a patio seating area, storage shed and vegetable patch.

The property has recently been granted planning permission for a two storey extension to the side, replacing the current garage. The new layout would provide an extra bedroom, utility and study. Plans can be found on the local planning portal or by contacting Chris Heal at Moveli direct.





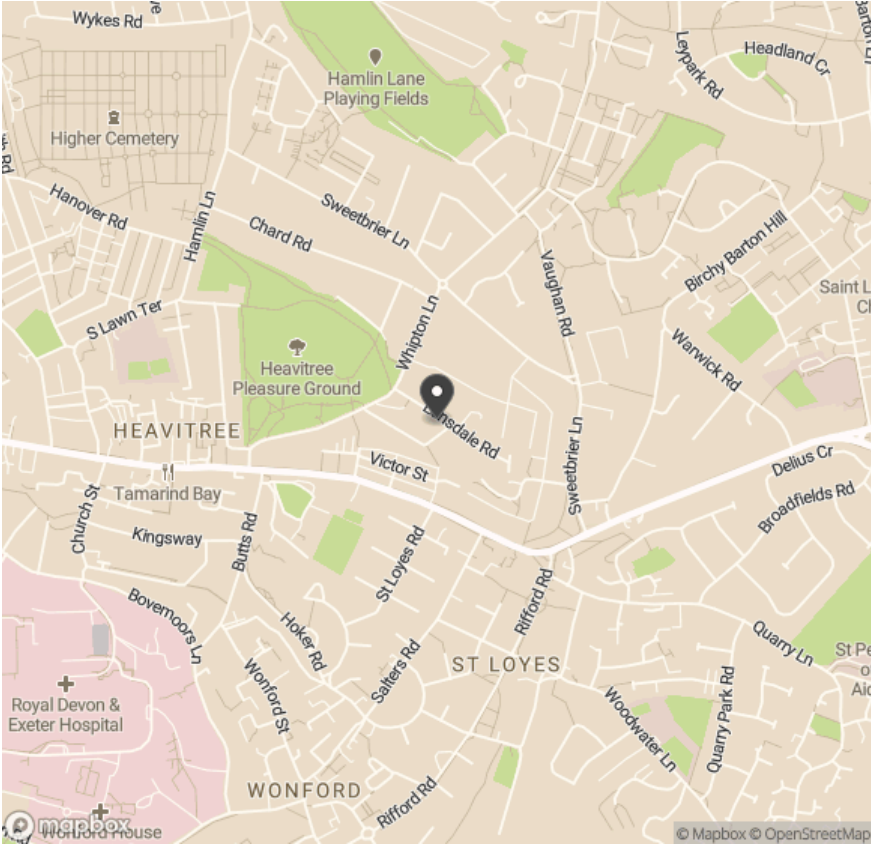
LOCATION

 Property location

ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **63**

Potential: **80**



FLOOR PLAN

1281 sq ft (119 sq m)



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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