



**Connells**

Lancelot Road  
Exeter

Lancelot Road  
Exeter EX4 9BU

for sale guide price  
**£250,000**



## Property Description

**GUIDE PRICE £250,000 - £260,000.**

**A 3 bedroom MID TERRACED HOUSE** located in a family area of Exeter, ideal for local shops, schools, amenities and transport links, the property is in immaculate condition and ready to move into, the home has been maintained to a high standard with new double glazing installed recently and is a credit to the owners. Outside there are front low maintenance gardens and rear garden with areas perfect for enjoying summer dining, including a patio and lawns which is all enclosed, ideal for children. The accommodation comprises:- Entrance hallway, lounge/diner, kitchen, first floor landing, 3 bedrooms and bathroom/WC.

## Entrance Hall

Double glazed front aspect sealed unit, double glazed front aspect obscured door, tiled floor, wall mounted radiator.

## Lounge/ Diner

20' 9" x 10' 7" into recess ( 6.32m x 3.23m into recess )

Triple glazed front aspect window, double glazed rear aspect patio doors, laminate floor, two wall mounted radiators.

## Kitchen

16' 5" max x 9' 2" max ( 5.00m max x 2.79m max )

Triple glazed rear aspect window, rear aspect door, under stairs storage, wall and base units, work surfaces, tiling, electric oven and hob with extractor over, tiled floor, stainless steel sink unit, space for fridge and freezer.

## Landing

Airing cupboard, loft access.

## Bedroom 1

10' 8" to front of wardrobe x 10' 8" ( 3.25m to front of wardrobe x 3.25m )

Triple glazed front aspect window, built-in wardrobe, wall mounted radiator,

## Bedroom 2

12' 5" max x 8' 5" max ( 3.78m max x 2.57m max )

Triple glazed rear aspect window, wall mounted radiator.

## Bedroom 3

10' 7" x 6' 2" ( 3.23m x 1.88m )

Triple glazed front aspect window, storage cupboard, wall mounted radiator.

## Bathroom

Two triple glazed rear aspect obscured windows, bath with electric shower over, low level toilet, wash hand basin, tiling, heated towel rail.

## Front Garden

Gravelled areas, palm tree and hedges.

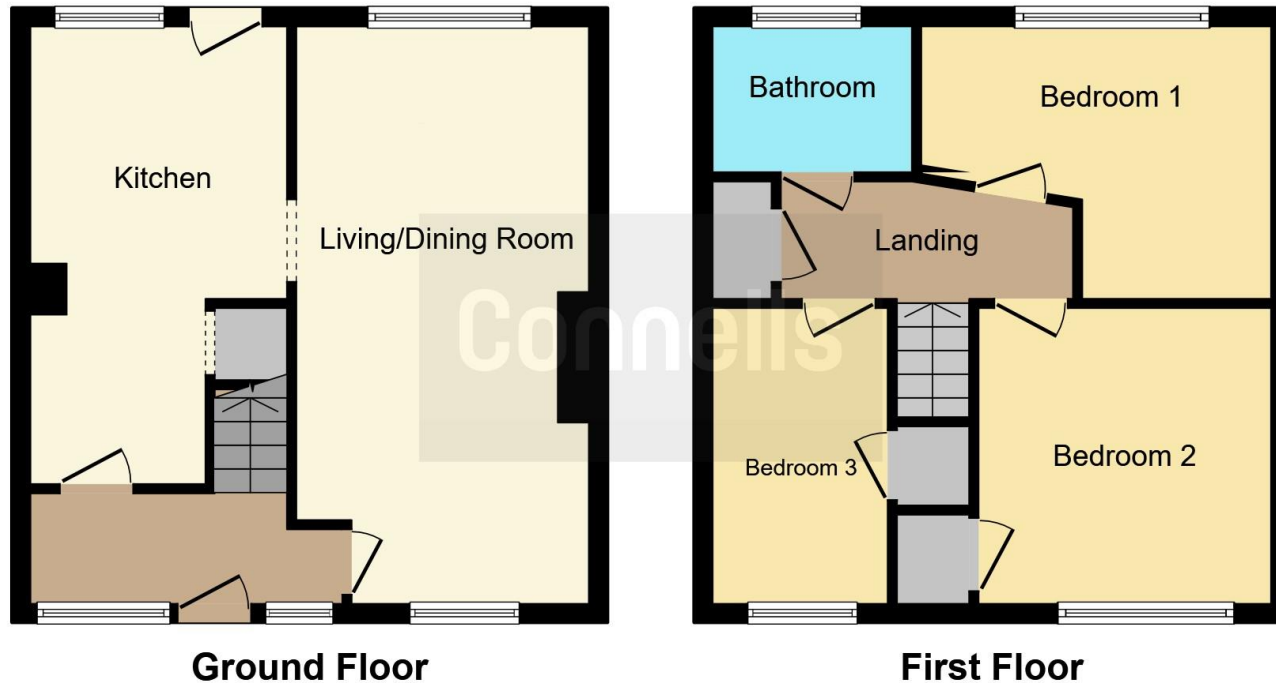
## Rear Garden

Patio, lawned area, outside tap, shed, all enclosed by fencing.









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](http://www.focalagent.com)

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

Tenure: Freehold

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