



112 Burnthouse Lane | Exeter | EX2 6NA

Enjoying a convenient position on the outskirts of Exeter city centre, close to the RD&E Hospital and a range of local amenities, this impressive period property combines generous proportions with practical family living. Offering three double bedrooms, a versatile loft room, off-road parking and a landscaped garden, the home extends to approximately 1,453 sq ft.





PROPERTY TYPE

Mid-terraced House



SIZE

1,319 sq ft



LOCATION

Exeter



AGE



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING
TBC



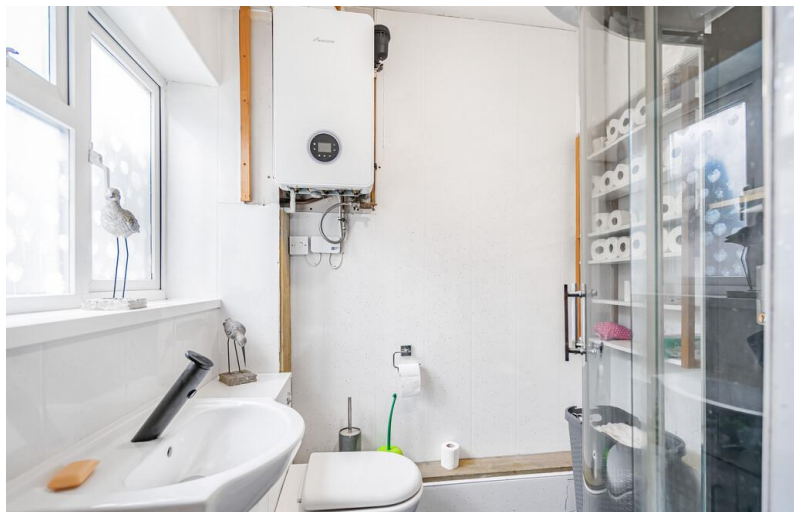
COUNCIL TAX BAND



in a nutshell...

- Bright and spacious throughout
- High-spec kitchen with integrated appliances
- Move-in ready condition
- Private rear garden with patio
- End-of-terrace position with added privacy
- Quiet location close to schools and amenities
- Ideal first home, family home or investment property
- Loft room for added storage
- Motivated seller





the details...

Situated in a highly convenient Exeter location, just a short distance from the Royal Devon & Exeter Hospital, this substantial three-bedroom period home offers generous living space extending to approximately 1,453 sq ft, complemented by off-road parking, a landscaped rear garden and a versatile loft room.

Beautifully presented throughout, the property successfully combines character features with contemporary finishes, creating a home perfectly suited to modern family living. Upon entering, a welcoming hallway provides access to the principal reception rooms and staircase to the first floor.

The elegant living room enjoys a large bay window that fills the space with natural light, while a feature fireplace incorporating a log-burning stove creates a wonderful focal point and cosy atmosphere. To the rear, the stylish fitted kitchen has been thoughtfully designed with a comprehensive range of wall and base units, integrated appliances and extensive worktop space, making it ideal for both keen cooks and everyday family life. A practical utility cupboard provides additional storage and laundry facilities.

Flowing seamlessly from the kitchen is an impressive dining room extension with conservatory-style glazing, creating a bright and sociable space for entertaining guests or enjoying family meals. Benefiting from underfloor heating and an attractive ethanol fireplace, this room offers year-round comfort while enjoying views across the garden. A contemporary ground-floor shower room, complete with a steam and massage shower, further enhances the practicality of the accommodation.

The first floor hosts three well-proportioned bedrooms. The principal bedroom is a generous double featuring attractive period detailing and ample space for freestanding furniture. The second bedroom is another spacious double overlooking the rear garden, while the third bedroom offers flexibility as a nursery, dressing room or home office. A modern family bathroom serves this floor.

A particular highlight of the property is the converted loft room, offering excellent versatility. Filled with natural light from Velux windows to both the front and rear elevations, this substantial space could be utilised as a home office, hobby room, occasional guest accommodation or additional family space, while useful



what the owner loves most...

The easy access into Exeter and RD&E.



**Approximate Gross Internal Area 1319 sq ft - 122 sq m
(Excluding Outbuilding)**

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 509 sq ft – 47 sq m

Second Floor Area 227 sq ft – 21 sq m

Outbuilding Area 48 sq ft – 4 sq m



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complete.

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bear in mind...

The seller is very motivated to move.





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