

87 Lloyds Crescent  
Whipton  
Exeter  
EX1 3JD

A substantial and well proportioned End Link House with spacious gardens on a corner plot - requires some updating

**£180,000 Freehold** DFX07674



## Accommodation

\* Three Good Bedrooms \* Bathroom \* Separate Wc \* Hallway \*  
Lounge/Dining Room \* Kitchen \* Spacious Gardens \* Potential for Off Road  
Parking \*

This is a spacious End Link House pleasantly located on a large corner plot being handy for all the usual amenities including schools, supermarket and regular bus service to the City Centre and Pinhoe. The house has been subject to some improvements with Gas Central Heating and Upvc Double Glazing though would benefit from a programme of modernisation to include updating the kitchen and bathroom along with general decorating. This presents an ideal opportunity for a keen DIY enthusiast to provide a fine family home.

## GROUND FLOOR

Storm porch with upvc double glazed entrance door to:

### HALLWAY

**LOUNGE/DINING ROOM:** 18' 0" x 12' 2" (5.48m x 3.71m) fireplace, double radiator, tv point, telephone socket

**KITCHEN:** 13' 7"max x 10' 2" (4.14m x 3.10m) single drainer stainless steel sink unit set in roll edged worktops with cupboards below, plumbing for washing machine, electric cooker point, Worcester gas combi boiler, understairs cupboard, radiator, downlighters, upvc double glazed door to:

## FIRST FLOOR

**LANDING:** access to the insulated and boarded loft with electric light

**BEDROOM ONE:** 12' 6" plus door recess x 9' 10" (3.81m x 2.99m) radiator, built in wardrobe, telephone point, outlook to the front

**BEDROOM TWO:** 14' 0" x 7' 10" (4.26m x 2.39m) radiator, outlook to the front

**BEDROOM THREE:** 10' 0" x 6' 9" (3.05m x 2.06m) radiator, outlook over the rear gardens

**BATHROOM:** with suite comprising panelled bath and washbasin with tiled splashback, radiator, window to the rear

**SEPARATE WC:** with close coupled wc, window to the side

## OUTSIDE

**GARDENS:** the property stands in a corner plot with spacious and level gardens on three sides of the house. They are part lawned with flower beds having mature shrubs and some trees. Shed

**N.B.** there would be scope to provide off road parking subject to any necessary consents

**ENERGY EFFICIENCY:** Band D (Rating 61)

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