

## 16 Lucas Avenue, Exeter, EX4 6LZ



Offered to the market with no onward chain, this three bedroom terrace property in need of modernisation sits in popular and convenient location of Mount Pleasant ideally positioned between the city centre and Exeter University Campus. The accommodation comprises Entrance Hall, Lounge, Dining Room Kitchen, Three First Floor Bedrooms, Bathroom and Cloakroom. The property benefits from an enclosed rear garden and the potential to create your dream home!

**Offers in the Region of £275,000 DCX01875**

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## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via a part glazed wooden front door, twin front aspect stain glass windows, doors to the lounge, dining room, kitchen, under stairs storage cupboard. Stairs to the first floor landing, electric night storage heater.

### Lounge 12' 10" x 13' 0" (3.912m x 3.968m)

Front aspect box bay window, tiled feature fireplace, television point, telephone point, picture rail, electric night storage heater.



### Dining Room 10' 11" x 11' 1" (3.339m x 3.382m)

Rear aspect french doors opening to the rear garden, twin built in cupboards, airing cupboard with a water tank, picture rail and an electric night storage heater.



### Kitchen 7' 8" x 7' 8" (2.348m x 2.334m)

Rear aspect window, fitted range of eye and base level units, stainless steel sink with a single drainer, rolled edge work surfaces, electric cooker point, larder with a side aspect window, serving hatch to the dining room. Part glazed door to the rear garden.



### First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom, cloakroom, storage cupboard and access to the loft void above.

### Bedroom One 11' 9" x 8' 6" (3.581m x 2.603m)

Front aspect box bay window, fitted floor to ceiling wardrobes.



### Bedroom Two 11' 0" x 10' 4" (3.344m x 3.143m)

Rear aspect window with a view over the garden, built in wardrobe and a picture rail.



**Bedroom Three 8' 1" x 7' 8" (2.466m x 2.344m)**  
Front aspect window.



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**Bathroom**

Rear aspect frosted window, panel enclosed bath, wash hand basin, part tiled walls.



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**Cloakroom**

Rear aspect frosted window, WC.

**Rear Garden**

Private enclosed rear garden, with a paved seating area, brick built storage cupboard, WC. Storage building and rear access.



