



Robert Williams

SALES | LETTINGS | AUCTIONS

01392 204 800

www.robertwilliams.co.uk



£275,000
Freehold

Beacon Lane
Exeter
Devon
EX4 8LR

Beacon Lane

A spacious three bedroom semi-detached property in the heart of the popular residential area of Beacon Heath, Exeter requiring modernisation. ****NO CHAIN ****

The situation...

Located in the heart of Beacon Heath Exeter. Close to shops, schools, local amenities including swimming pool and a pub.

The location...

From the city centre, take a right at the Stoke Hill roundabout on to Prince Charles Road. At the next roundabout take a left onto Calthorpe Road which leads into Beacon Lane.



Key Points

Local Authority: Exeter City Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains services

EPC Rating: C

- ****CHAIN FREE****
- **LARGER THAN AVERAGE GARDEN**
- **DOUBLE GLAZING**
- **REQUIRES MODERNISATION**
- **TRANSPORT LINKS**
- **LOCAL SCHOOLS, SHOPS AND AMENITIES**
- **FANTASTIC POTENTIAL**

The Property...

Downstairs is comprised of two reception rooms, a kitchen and extended passageway with utility area and WC. Upstairs there are three double bedrooms and a family bathroom.

To the rear, a larger than expected garden is laid mostly to lawn, and the front has potential for off-road parking **SUBJECT TO PLANNING**.

The property does require updating internally and could offer any prospective purchaser the chance to own a substantial and spacious house in a very convenient location. approximately 1.5 miles from the city centre.



Time to find out more...

Call: 01392 204800

Web: www.robertwilliams.co.uk

Visit: 2 Southernhay West, Exeter, EX1 2RR

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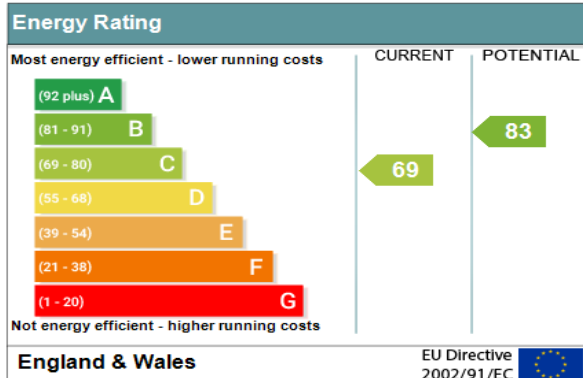
80 agents in the South West



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Address: 145 Beacon Lane, EXETER, EX4 8LR
RRN: 4090-1371-0522-4196-3093



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.