



**Robert  
Williams**

SALES | LETTINGS | AUCTIONS

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**Guide Price**  
**£245,000**  
**Freehold**

Lancelot Road  
Exeter  
Devon  
EX4 9BY

## Lancelot Road

3 bedroom mid terraced property ideal for investment and first time purchase. Good size dual aspect living room, gardens front and rear, kitchen plus breakfast room/study, bathroom plus WC. Nearby recreational area and play park.

# The situation...

The property is quietly situated on a pedestrianised lane in the Beacon Heath residential area on the outskirts of Exeter and is well located for access in and out of the city. Very close by is a green recreational park and play area, and the scenic Mincinglake Valley Park is also within easy reach. There is a bus route along the road with a stop nearby. Morrisons Superstore is approximately 1km away and The Beacon Community Centre is at the bottom of the Road.



## Key Points

**Local Authority:** Exeter City Council

**Council Tax Band:** B

**Heating:** Gas Central Heating – Double Glazing

**Services:** Mains Water, drainage, gas & electricity

**EPC Rating:** C

- Potential gross rental yield of around ?? %
- 3 Bedrooms, Bathroom, WC
- Kitchen
- Sitting/dining room
- Front and rear gardens
- Situated on quiet pedestrianised lane

# The Property...

An entrance hall provides space to hang coats and store shoes and stairs rise to the first floor. The dual aspect sitting and dining room is of a good size with gas fire and plenty of space for sitting and dining furniture. The kitchen has a range of white wall and floor storage units with granite effect work surfaces with inset sink. There is space for a freestanding cooker, space and provision for a washing machine, and a door leads to the back garden. The room beyond the kitchen could be used as a breakfast room or study with an under-stair storage cupboard. Upstairs are three bedrooms, two of which are doubles. Off the landing are a separate bathroom, with shower over the bath, and WC. The property is well presented throughout with the current tenants taking pride in their home.

**OUTSIDE:** The property is approached along a wide path from the road. A wrought iron gate gives access to the enclosed front garden bordered with hedging with a mix of hard and soft landscaping, providing space for motorbike parking. To the rear steps lead up to the rear garden, securely enclosed with wooden fencing and laid to lawn with terracing to one side. In addition, there is a play park and recreational area at the end of the access lane. There is unrestricted parking on Lancelot Road



# Time to find out more...

Call: 01392 204800  
 Web: [www.robertwilliams.co.uk](http://www.robertwilliams.co.uk)  
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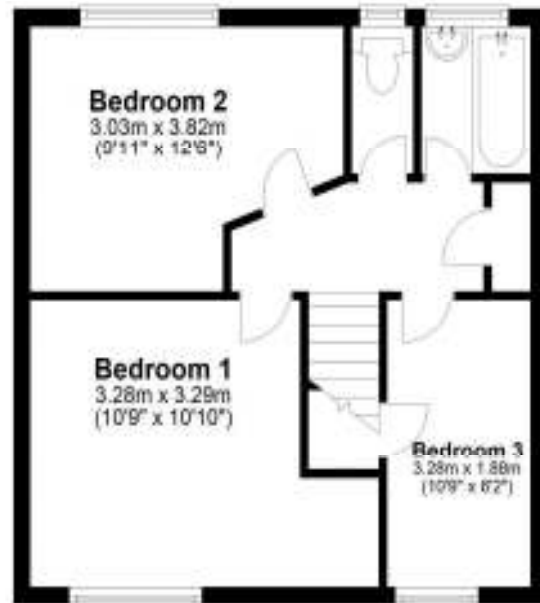


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Ground Floor



First Floor

Total area: approx. 78.0 sq. metres (839.4 sq. feet)  
 The Plan is for illustrative purposes only and is not to scale, all measurements are approximate.

Lancelot Road, Exeter



## 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.

RHN: 8350-2250-2090-2100-2175

