



BEACON LANE

EXETER, EX4 8LJ



Robert Williams

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“A stylish home designed for modern living where comfort, style and sustainability meet.”



BEACON LANE





EXETER, EX4 8LJ

This beautifully presented three-bedroom semi-detached home offers stylish, modern living in a popular residential area of Exeter — perfectly combining comfort, practicality, and energy efficiency.

The property has been thoughtfully updated and extended to create a superb family home. The ground floor features a welcoming sitting room with plenty of natural light, a spacious kitchen and dining area ideal for entertaining, and a stunning large conservatory overlooking the garden — providing a wonderful year-round living space. A convenient cloakroom completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, including two generous doubles, along with a luxury family bathroom finished to a high standard. The home offers ample storage including clever understairs cupboards and a boarded loft with natural light and power.

Outside, the home enjoys an enclosed mature rear garden and offers both lawn and patio areas, perfect for relaxing or entertaining, along with useful outbuildings for storage or hobbies. Large garage with workshop area, power and lighting.

For the eco-conscious buyer, the property is equipped with solar panels and an EV charging point, helping to reduce running costs and future-proof the home.

3  bedrooms 1  bathrooms
2  receptions 2+  car spaces

Local Authority: Exeter City Council

Council Tax Band: C

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: B





Beacon Lane, Exeter, EX4

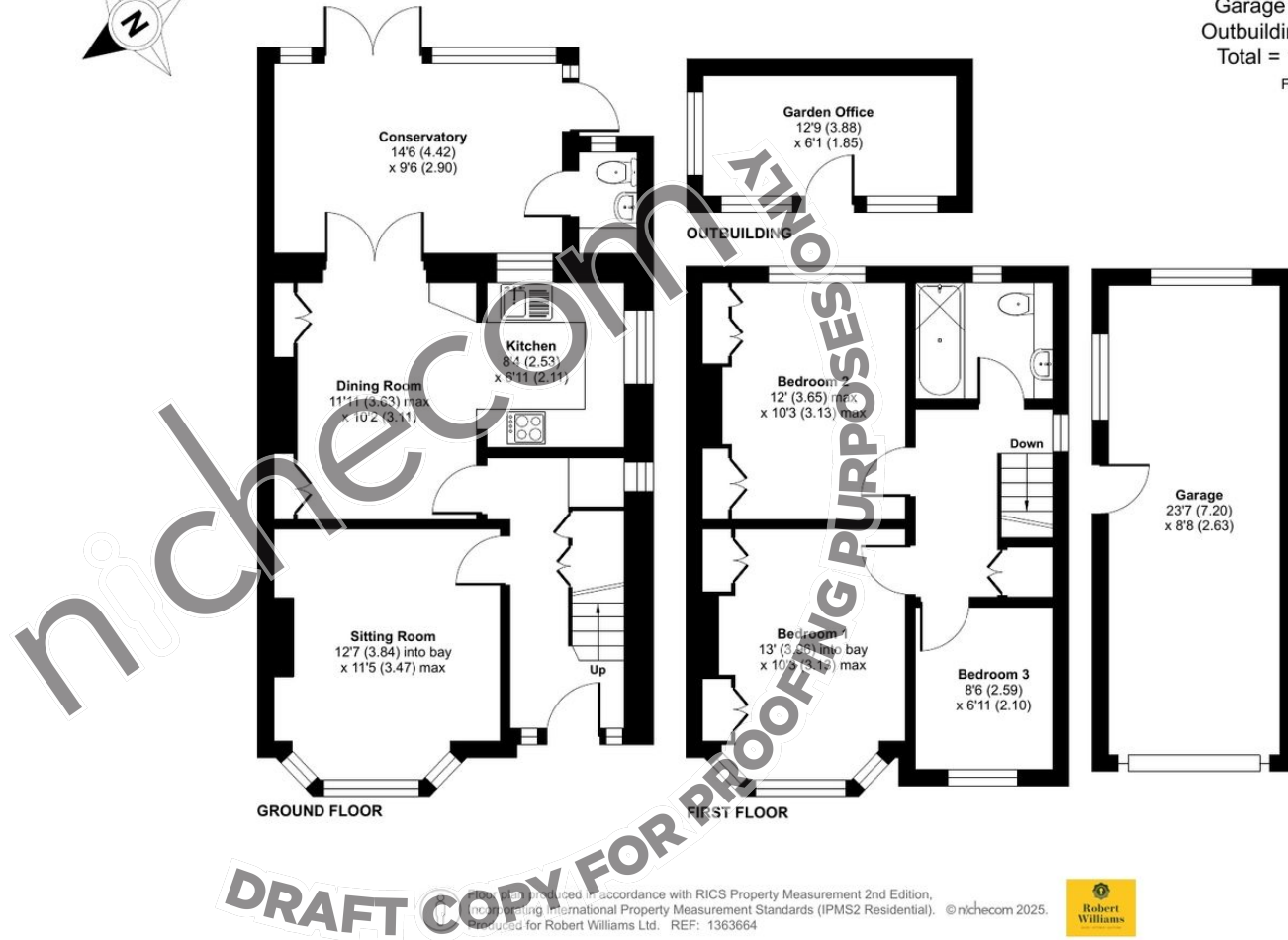
Approximate Area = 1029 sq ft / 95.5 sq m

Garage = 204 sq ft / 18.9 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1310 sq ft / 121.5 sq m

For identification only - Not to scale



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.