



Beacon Lane
Exeter
EX4 8LL

Guide Price:-
£300,000

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In brief...

- A SPACIOUS SEMI-DETACHED 4 BEDROOM FAMILY HOME
- IN NEED OF COMPLETE RESTORATION & MODERNISATION THROUGHOUT
- SUBSTANTIAL LEVEL REAR GARDEN NEEDING RE-CULTIVATION
- FOUR BEDROOMS INCLUDING THREE LARGE DOUBLES
- TWO GENEROUS RECEPTION ROOMS PLUS SUNROOM & KITCHEN
- INTEGRAL GARAGE & PARKING
- LARGE REAR GARDEN NEEDING RE-CULTIVATION
- COUNCIL TAX BAND = D EPC = F
- FREEHOLD - REF:DWE07565



In more detail....

This spacious semi detached house comes to the market for the first time in over 40 years. The property is now on need of complete restoration and modernisation throughout, providing enormous potential and an opportunity for buyers to create their ideal home.

On the ground floor there are two generous reception rooms, a sitting room to the front and a dining room to the rear with a door leading out from the dining room to a sunroom which overlooks the garden. The kitchen is of a good size but needs replacement and has a door leading out to a rear porch from where there is access to the rear garden. On the first floor there are four bedrooms, bedroom one is a large double room with bay to the front and bedroom two is also a double and overlooks the rear

garden. Bedroom 4 is also a large double room with aspects to the front and rear and bedroom 4 is a single room. In addition there is a quite modern shower room with shower cubicle, w.c and wash hand basin.

Externally there is a short driveway at the front providing parking which leads to an integral garage. A gateway at the side provides access along the side of the house to the large level overgrown garden at the rear. The garden needs total re-cultivation, not all is currently accesible but it is understood that there are somme delapidated sheds further to the rear.

Overall, this is a fantastic opportunity for any buyers looking for a property to put their own stamp on and to create a lovely family home, an early inspection is advised.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission on this internet. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not for resale and no guarantee as to their operability or efficiency can be given.
House ref: M2000 11222

Room sizes

Entrance Hall:

Sitting Room:

13' 0" x 11' 6" into bay (3.96m x 3.50m)

Dining Room:

12' 0" x 10' 0" (3.65m x 3.05m)

Sun room:

11' 0" x 9' 0" max (3.35m x 2.74m)

Kitchen:

14' 6" x 7' 2" (4.42m x 2.18m)

Rear Porch:

First Floor Landing:

Bedroom 1: 13' 9" into bay x 10' 9" (4.19m x 3.27m)

Bedroom 2: 12' 0" x 11' 2" (3.65m x 3.40m)

Bedroom 3: 15' 4" x 6' 0" (4.67m x 1.83m)

Bedroom 4: 7' 0" x 7' 0" (2.13m x 2.13m)

Shower room: 6' 3" x 5' 2" (1.90m x 1.57m)

Garage: 16' 0" x 8' 2" (4.87m x 2.49m)

Parking:

Large level rear garden:

The location...

Beacon Lane is on the edge of Whipton and Stoke Hill in Exeter. It is a popular residential area that is conveniently placed to get to the city centre but also has easy access out of the city. There are many local amenities nearby including a large supermarket, local shops further along Beacon Lane, several schools and also Exeter Arena athletics and leisure facility.

DIRECTIONS:- If leaving the city centre from Sidwell Street, get to the roundabout and take the first exit onto Old Tiverton Road. Continue along to the end of the road and at the roundabout take the third exit onto Prince Charles Road. At the end of the road turn left onto Calthorpe Road and take the second right into Beacon Lane, before you get to the shops, the property is located on the left hand side.



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