



Beacon Lane
Exeter
EX4 8LL

Guide Price:-
£300,000

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 accessible but it is understood that there are some 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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general guidance only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Measurements are approximate.

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.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



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