



86 Quarry Lane  
Exeter  
EX2 5PP

Offers in the  
region of  
£325,000

## In brief...

- A SUPERB SEMI DETACHED 3 BEDROOM EXTENDED FAMILY HOUSE
- IN AN EXCELLENT VERY CONVEIENT FAVOURED LOCATION
- BEAUTIFULLY PRESENTED FREE FLOWING QUALITY ACCOMMODATION
- VERY LARGE SITTING ROOM & FANTASTIC KITCHEN/BREAKFAST ROOM
- UTILITY ROOM AND GROUND FLOOR W.C.
- 3 GREAT DOUBLE BEDROOMS AND A SUMPTIOUS BATHROOM
- EXCELLENT PARKING FOR UP TO 4 VEHICLES
- LAWNED GARDEN PLUS SUPERB ADJOINING PATIO
- UPVC DOUBLE GLAZED, GAS C.H. - 10 PV ROOF PANELS
- REF:DWE06972 - EPC = B





## Worth viewing because...

This is a superbly located, extended, beautifully presented and sensibly priced semi-detached 3 bedroom family house with fantastic accommodation of exceptional quality standing on a superb good sized site with lots of parking. Quarry Lane is highly regarded and this particular house very well located in the road. The area generally is very popular and is amazingly convenient for access in and out of the city and to the M5, A30 and A38 etc. If you are after a quality in a great spot then this is it!

## Knowhow...with family homes



## In more detail....

This is a terrific opportunity to purchase a very well located semi-detached house occupying an excellent set back position on Quarry lane. Believed to have originally been built in the 1960's and on the market for the first time in nearly 20 years having been much improved, extended and re-modeled, standing on a good sized plot with superb outside space including at the rear a fabulous suntrap paved patio adjoining the house which is perfect for entertaining and easy steps lead up to a good sized level lawned area where there is also a garden store shed. At the front there is a large brick paved parking area where there is potential to park up to 4 cars plus a useful bike store. The accommodation flows very well and includes a lovely entrance hallway. From the hall a door leads to the large sitting room which has twin upvc doors leading out to the patio. Also off the hallway there is a superb Kitchen breakfast/dining area with electric under floor heating - The System Six kitchen is top quality and has Quartz stone work-surfacing with matching upstands, built in appliances including an induction hob and a host of cupboard and drawer base units together with matching wall cupboards. A door leads from here out to a splendid spacious utility area also fitted with quality units and from here a door leads to the outside. There is a separate w.c accessed from the utility. Upstairs the quality continues and here there are 3 very good sized double bedrooms and a very sumptuous quality bathroom. This is a fantastic house, don't miss it!





## Bear in mind...

*This wonderful 3 bedroom house comes on to the market for the first time in nearly 20 years which is testament to the great location. It is superbly well presented and is much improved and extended to now form a house of excellent quality throughout. As you would expect, the property is gas centrally heated and Upvc double glazed and in addition there are 10 PV panels (photo-voltaic) on the roof providing much subsidised electricity costs! There is a fabulous, good sized kitchen and breakfast room and large sitting room and also truly superb bathroom upstairs. It has an excellent rear garden and patio as well as a large parking area to the front.*

## Directions ...

From the centre of Exeter take the B3183 Heavitree Road and continue ahead into Fore Street, Heavitree. Having passed the shops and Tesco express on the left in Heavitree, proceed straight across at the Whipton Lane junction and then at the Rifford Road traffic lights turn right. Continue for about 40 metres and then take the first left into Quarry Lane.

Continue up the hill passing the turning on the right into Quarry park road and the house being sold will be found a little further on also on the right.





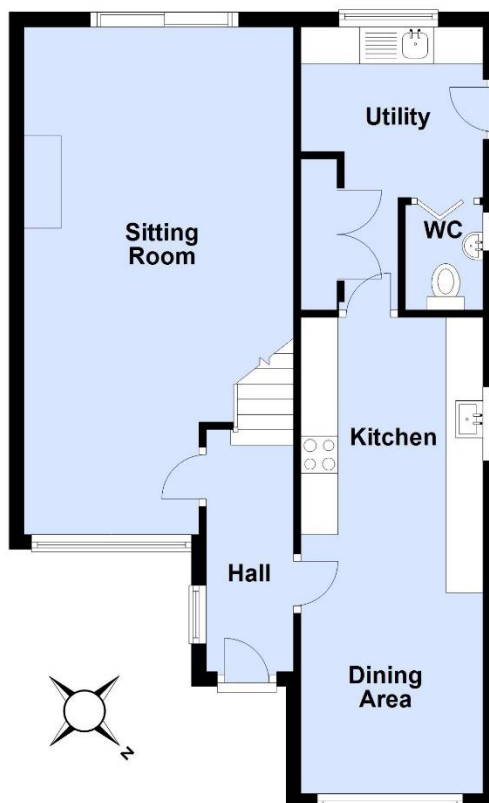
## The location...

This property is extremely well located occupying a very good sized site in Quarry Lane which is a well regarded road in the Broadfields area. It is conveniently situated for daily commuting to and from Exeter city centre, which is approximately 2.5 miles away and there is a bus stop not far away if you don't drive or want to drive! A full range of amenities including schools (St Peters nearby) and shopping facilities are available in Exeter and there are good local shops available in Heavitree. Road communications are excellent with a regular bus route into the city centre. The M5 is readily accessible and the A30 and A38/380 Devon Expressway to Torquay and Plymouth is very accessible. Exeter Airport is approximately fifteen minutes drive and there are also Intercity railway connections at Exeter St Davids Station. The nearest station is Digby & Sowton (0.6 miles away, on the Exmouth line, 12 mins to Exeter St Davids, 8 mins to City Centre). Also, the property is very well placed for access to the Met Office, Sowton, Marsh Barton and the Science Park on the eastern side of the city.

## Room sizes

### Ground Floor

Approx. 53.4 sq. metres (575.2 sq. feet)



### First Floor

Approx. 51.0 sq. metres (548.5 sq. feet)



Total area: approx. 104.4 sq. metres (1123.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
Plan produced using PlanUp.

#### Entrance Hallway:

#### Sitting room:

22' 6" x 12' 0" (6.85m x 3.65m)(max)

#### Kitchen/Breakfast Room:

22' 6" x 8' 0" (6.85m x 2.44m)

#### Utility room:

12' 6" x 8' 0" (3.81m x 2.44m)  
W.C.

#### First Floor Landing:

#### Bedroom 1:

18' 3" x 8' 4" (5.56m x 2.54m)

#### Bedroom 2:

16' 6" x 12' 0" (5.03m x 3.65m)

#### Bedroom 3:

12' 1" x 7' 3" (3.68m x 2.21m)

#### Family Bathroom:

10' 4" x 6' 7" (3.15m x 2.01m)(max)

#### Outside:

Excellent parking for 3/4 vehicles:

Suntrap rear patio.:

Lawned rear garden:

Store shed:



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