



£285,000

Lloyds Crescent, Exeter

End of Terrace | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- End Terrace Home
- Three Bedrooms
- Potential to Extend
(Subject to Permissions)
- Spacious Living Room
- Modern Open Plan
Kitchen/Diner
- Downstairs WC
- Studio Room
- Garden To Three Sides
- Garage
- Ample Off Road Parking

Property Description

* END-TERRACE * THREE BEDROOMS * POTENTIAL TO EXTEND (SUBJECT TO PERMISSIONS) * GARDENS TO THREE SIDES * DOWNSTAIRS WC * STUDIO IN THE GARDEN
* GARAGE & AMPLE OFF ROAD PARKING * POPULAR WHIPTON LOCATION *

Main Particulars

A spacious end terraced family home, situated in a quiet position, in the popular location of Whipton, close to local shops, amenities, schools and public transport links.

The property occupies a generous corner plot, with gardens to three sides and potential to extend to the side and rear (subject to permissions) and ample off road parking.

Presented in good decorative order throughout, the property benefits from a welcoming entrance hall, a light and spacious living room with French doors leading out to the rear garden, a well proportioned kitchen/diner, rear lobby and convenient downstairs cloakroom.

Upstairs are two double bedrooms and a good size single bedroom and the modern family bathroom.

The front, side and generous rear garden provide ample off road parking. The rear garden can conveniently be accessed via a large rear gate that can easily accommodate a motor home. There is also a garage with adjoining workshop/studio room which has potential for a multitude of uses. The property also has gas central heating and uPVC double glazing.

Viewing highly recommended.

Council Tax Band: B

Tenure: Freehold

Entrance Hall

Radiator. Cloak hanging space. Stairs rising to first floor. Part glass paneled door leads to:

Kitchen / Dining Room

Dining Area:

10'0" (3.05m) x 8'2" (2.49m). Radiator. Inset LED spotlights to ceiling. Smoke alarm. Laminate wood effect flooring. Understairs storage cupboard. uPVC double glazed window to front aspect. Feature archway opens to:

Kitchen:

11'5" (3.48m) x 11'4" (3.45m). Fitted with a range of matching base, drawer and eye level cupboards with marble effect roll edge work surfaces and matching splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double electric oven and grill. Four ring gas hob with glass splashback and filter/extractor hood over. Plumbing and space for washing machine. Integrated fridge. Integrated freezer. Laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over rear garden. Part glass panelled door leads to:

Living Room

17'10" (5.44m) x 11'2" (3.40m). Inset living flame effect gas fire with marble effect surround and raised hearth. Two vertical radiators. Television aerial point. Telephone point. Inset halogen spotlights to coved ceiling. UPVC double glazed window to front aspect. uPVC double glazed French doors providing access and outlook to rear garden.

Lobby

With uPVC double glazed window and door providing access and outlook to rear garden. Door to:

Cloakroom

Comprising WC. Wash hand basin. Radiator. Obscure uPVC double glazed window to rear aspect.

First Floor Landing

Access to roof space. Smoke alarm. Storage cupboard housing boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect. Door to:

Bedroom 1

11'4" (3.45m) x 11'2" (3.40m). Exposed wood flooring. Radiator. Built in cupboard/wardrobe. Coved ceiling. uPVC double glazed window to front aspect.

Bedroom 2

12'2" (3.71m) x 8'5" (2.57m). Radiator. Built in cupboard/wardrobe. Inset LED spotlights to coved ceiling. uPVC double glazed window to front aspect.

Bedroom 3

11'2" (3.40m) x 6'2" (1.88m). Inset halogen spotlights to coved ceiling. Radiator. uPVC double glazed window to rear aspect.

Bathroom

8'5" (2.57m) x 5'5" (1.65m). A matching white suite comprising paneled bath with fitted electric shower unit over. Wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Radiator. Tiled floor. Inset halogen spotlights to coved ceiling. Obscure uPVC double glazed window to rear aspect.

Outside

To the front of the property is an area of garden laid to decorative stone chippings providing off road parking for approximately two vehicles. Pathway leads to the front door. To the right side elevation is a gate providing access to the rear garden, which is a particular feature of the property, consisting of a good size paved patio which also provides access for parking for further vehicles. Raised flower/shrub bed. Outside light and water tap. The rear garden is enclosed to all sides whilst two large double opening timber gates provide vehicle access which lead to:

Garage

15'10" (4.83m) x 8'11" (2.72m). With power and light. Up and over door providing vehicle access. Adjoining the garage is a:

Studio Room

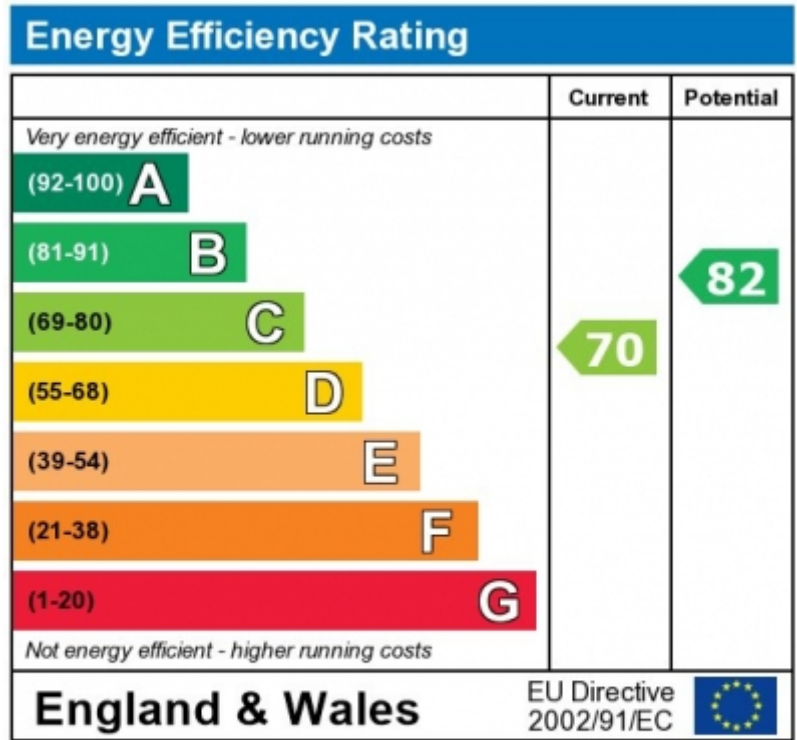
20'10" (6.35m) x 8'2" (2.49m) excluding recess. A useful room to provide a number uses. Power and light. uPVC double glazed windows and double doors providing access and outlook to rear garden. Side courtesy door provides access to adjoining garage.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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