



East of 
ESTATE AGENTS

Hawkins Road
Exeter £700,000

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This elegant townhouse on Hawkins Road offers a thoughtfully designed, spacious layout ideal for modern living. The property is ideally located within easy walking distance to the local amenities of Westclyst along with the neighbouring village of Pinhoe and its train station, and easy access to the city of Exeter and to the M5/A30 corridor. The first floor features an open-plan kitchen diner with a central island flowing seamlessly to the adjoining patio through French doors. Adjacent to the kitchen is a large lounge, also with patio access, and a versatile room that can serve as a study or playroom, along with a utility and ground floor cloakroom. Over two further floors are six double bedrooms, including two with en-suite bathrooms, complemented by a family bathroom and a separate shower room. Externally, the property includes a double garage, ample parking, and a beautiful rear garden.

Three Story Detached Town House | Six Double Bedrooms with Two En-suites | Open Planed Kitchen, Diner | Spacious Lounge | Study/Playroom | Family Bathroom & Shower Room | Cloak Room & Utility Room | Spacious Rear Garden | Double Garage & Ample Parking | E.V Charging Point

LOCATION

The property enjoys a prime location that offers both convenience and amenities. Situated within walking distance, residents have easy access to Westclyst Community Primary School along with the local Co-op shop, and Pinhoe train station, providing excellent transport links for commuters. Nearby, the charming village of Pinhoe enhances the appeal with its selection of shops, eateries, and community facilities, all just a short drive away. For those needing access to larger amenities, the bustling city of Exeter is within close proximity, offering a wide range of shopping, dining, and cultural attractions. Commuters will appreciate the property's convenient location near the M5/A30 corridor, providing swift access to major routes for travel throughout the region.



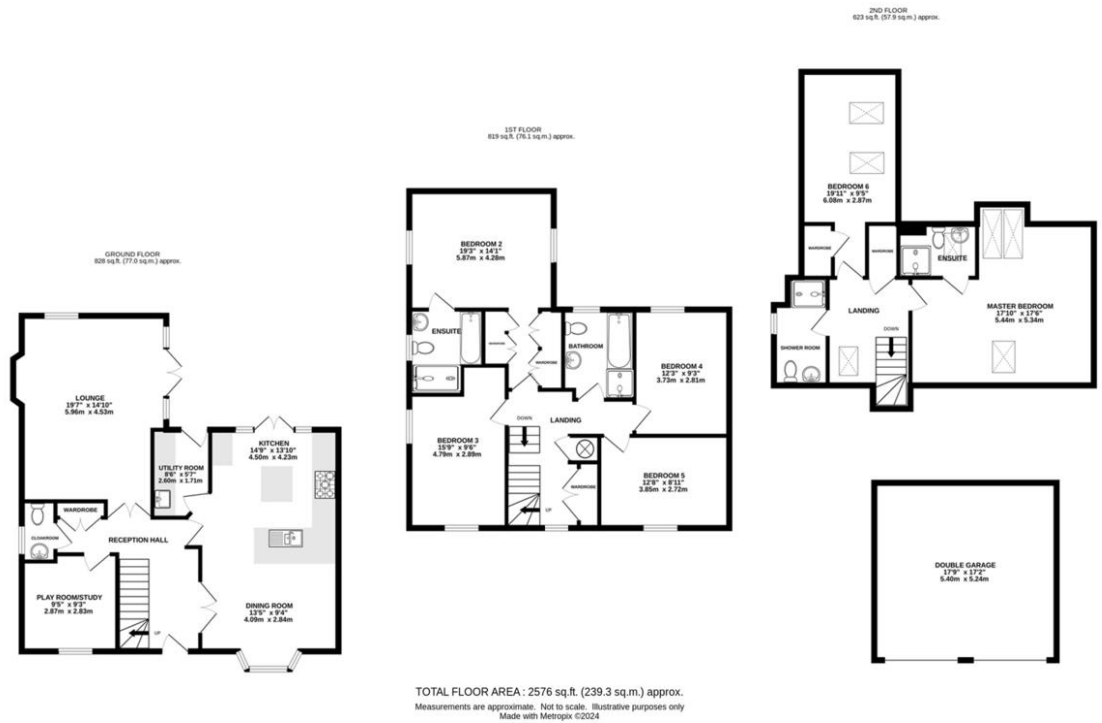
DESCRIPTION

As you enter the ground floor, the heart of the home, you are greeted by an expansive open-plan kitchen diner. This contemporary kitchen is a standout feature, boasting a central island that serves as both a practical workspace and a social hub for family gatherings. Fully fitted with high-quality built-in appliances, the kitchen combines sleek design with everyday convenience. French doors from the kitchen open out onto the adjoining patio, creating an effortless flow between indoor and outdoor spaces. Adjacent to the kitchen diner is a large lounge area, offering a comfortable and inviting space for relaxation and entertainment. The generous proportions of the lounge make it perfect for hosting guests or enjoying cozy family evenings. Like the kitchen, the lounge also features French doors that open onto the patio, enhancing the sense of space and light while providing easy access to the garden. Completing the first floor is a versatile room that can be used as a study or playroom, providing a quiet and productive environment for work or a fun and safe area for children to play. Off the kitchen, you will find a convenient utility room, along with a ground floor cloakroom. Ascending to the upper floors, you will find six double bedrooms, each thoughtfully designed to provide ample space and comfort. Two of these bedrooms feature en-suite bathrooms, offering privacy and convenience for family members or guests. The additional bedrooms are well-served by a spacious family bathroom and a separate shower room. Throughout the house, an abundance of built-in wardrobes and storage solutions ensures that every room remains uncluttered and organized. With its versatile layout, ample storage, and attention to detail, this townhouse on Hawkins Road is designed to accommodate the diverse needs of a modern family, offering both practicality and sophistication in a desirable Exeter location.

GARDEN AND GROUNDS

The property boasts a generously sized garden, providing ample outdoor space for a variety of activities and enhancements. To the far corner is a decked seating area with a pergola over the top surrounded by beds filled with lavender, whilst opposite, raised beds have been planted with an abundance of edible vegetables, just behind this is a greenhouse. Next to the patio is a raised bed full of kitchen herbs. Side access leads to ample off-road parking to the front of the double garage, where a E.V charging point is located.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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