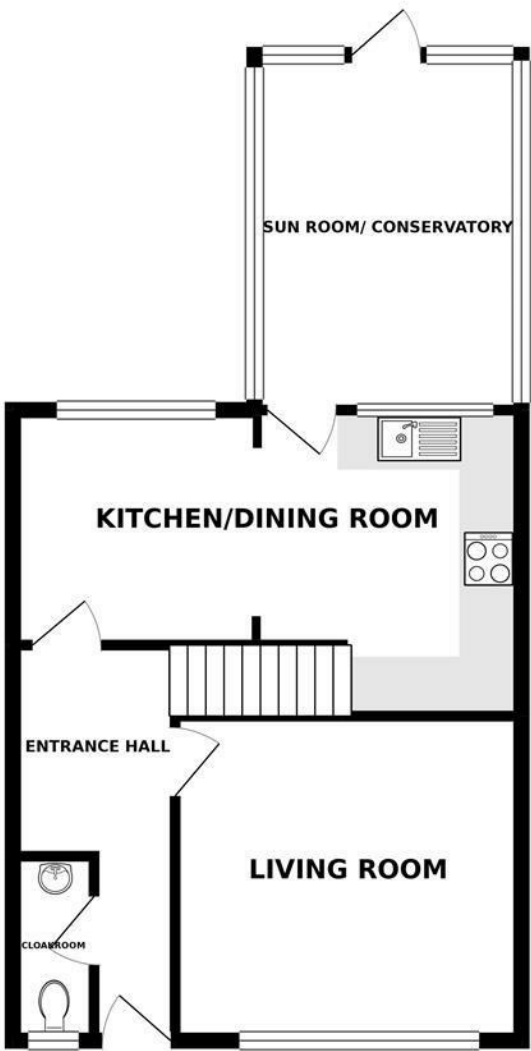


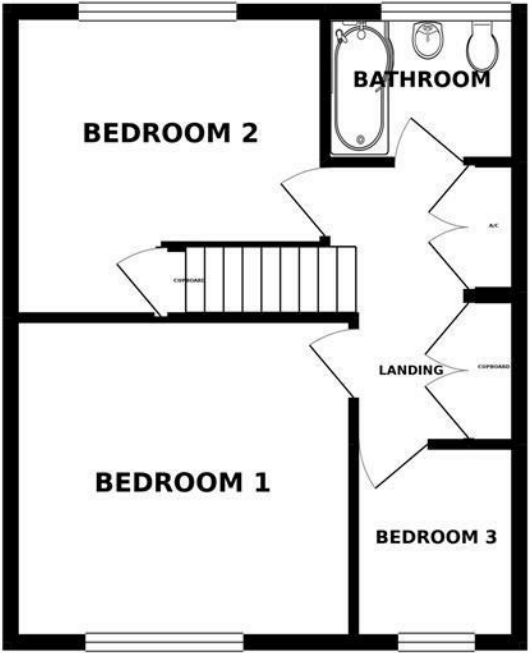


£265,000 **FREEHOLD**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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 or efficiency can be given.
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23 Hamlin Gardens, Heavitree, Exeter, Devon, EX1 3AD

This well maintained three bedroom family home is situated in the convenient location of Heavitree with excellent bus links into Exeter city centre and RD&E hospital. The accommodation briefly comprises an entrance hall, cloakroom, living room, kitchen/dining room, large conservatory/sun lounge, three good size bedrooms and a bathroom. Outside the gardens are designed for ease of maintenance with patio, artificial grass area and decking. An internal viewing is recommended.

Accommodation Comprising:

Wooden front door into:

Entrance Hall

Gas central heating radiator, stairs to the first floor landing, telephone point and doors to:

Downstairs Cloakroom

Obscured PVCu double glazed window to the front aspect, low level W.C., built-in vanity unit with wash hand basin and tiled surrounds and cupboard space below.

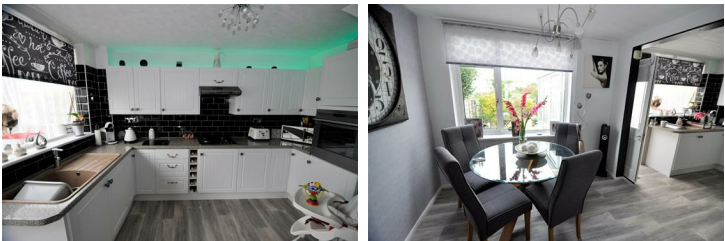
Living Room

3.84m x 3.60m (12'7" x 11'9")
PVCu double glazed window to the front aspect, gas central heating radiator and television aerial point.



Spacious Kitchen/ Dining Room

5.84m x 3.72m (narrowing to 2.62m) (19'1" x 12'2" (narrowing to 8'7"))
Gas central heating radiator. The kitchen is fitted with a range of modern shaker style base cupboards, drawers and eye level units. roll edged marble style work surface with tiled surrounds. Composite single bowl sink unit with mixer tap and drainer. Integral four ring gas hob with extractor hood over and oven. Wooden door and window through to:



Conservatory/ Sun Lounge

3.96m x 2.96m (12'11" x 9'8")
PVCu double glazed windows to the sides and rear aspects. PVCu double glazed door opening onto the rear garden. Space and plumbing for washing machine.



First Floor Landing

Hatch to roof space with pull down ladder, built-in large double cupboard and airing cupboard with Worcester boiler serving domestic hot water and gas central heating. Doors to:

Bedroom 1

3.65m x 3.29m (11'11" x 10'9")
PVCu double glazed window to the front aspect, gas central heating radiator and telephone point.

Bedroom 2

3.50m x 3.60m (maximum) (11'5" x 11'9" (maximum))
PVCu double glazed window to the rear aspect and gas central heating radiator.

Bedroom 3

2.71m x 2.49m (8'10" x 8'2")
PVCu double glazed window to the front aspect and gas central heating radiator.

Bathroom

2.24m x 1.66m (7'4" x 5'5")
Obscured PVCu double glazed window to the rear aspect, well fitted with a modern suite comprising a white shower bath with chrome style mixer tap with shower attachment and glazed shower screen. Pedestal wash hand basin, close coupled W.C., tiled walls, heated towel rail. Electric shower with monsoon style head.

Front Garden

The front of the property has a well maintained front garden with steps leading down to the front door. Low maintenance gravelled area and picket garden fence.

Rear Garden

Designed for ease of maintenance with a good sized timber decked area, low maintenance gravelled area with a pathway leading to the rear of the property. Brick built storage shed. Artificial grass seating area and a gate providing rear access. Communal parking.



DORMANS
INDEPENDENT ESTATE AGENTS

Area - Heavitree

Heavitree is located on the east side of Exeter, providing excellent access to the city centre, M5 and the A30. Heavitree benefits from a range of local amenities. There are also schools for all ages and a park.

Council Tax

B

Directions

From Dormans Office proceed along Main Road towards the city centre, continue though the first set of traffic lights and bear right at the next traffic lights, just by Sainsburys into Pinhoe Road. Continue under Polsloe Bridge and take the first turning on the left into Hamlin Lane, then take the first left into Hamlin Gardens, bear right and the property can be found on the right.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		85
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		66
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.