

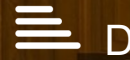


FRANCIS LOUIS  
Residential



Hamlin Lane, Exeter, EX1 2SB

Guide Price £350,000









# Hamlin Lane

Exeter, EX1 2SB

- Garage
- Three bedrooms
- Well presented throughout
- Great location
- Enclosed front and rear garden

An amazing opportunity to purchase this extended 3 bedroom terraced house situated in the popular residential location of Heavitree. Heavitrees' popularity is driven by the proximity to the City Centre, Heavitree Pleasure grounds, river Exe and its historic Quayside and Canal. The University of Exeter University and local amenities are also within walking distance.

The property benefits from three bedrooms, modern kitchen, open plan lounge/dining room, single garage, on road parking, an enclosed garden with rear access and from being finished to a high standard throughout.



## Location

The property enjoys convenient proximity to highly-regarded primary and secondary schools, along with easy access to Heavitree Park. It is strategically positioned in close proximity to a bus route, a train station, and major road links, including the M5 and A30.

The train station, just a brief stroll away, facilitates travel to various destinations such as Exmouth, Paignton, Topsham, and more.

## Entrance porch

Glazed wooden front door entering to the porch. Space for shoes and to hang coats. Double glazed door opening to the entrance hallway.

## Entrance Hallway

Stairs leading to first floor landing, wood effect flooring, radiator, under-stair storage and doors leading to,

## Kitchen

A range of modern floor and wall mounted units with drawers. Space for freestanding fridge/freezer, washing machine and dishwasher. Integrated oven and five ring gas hob with extractor and light above. One and a half bowl sink with drainer and mixer tap over, plenty of worktop space, wood effect flooring, radiator and double glazed window to rear aspect.





#### Conservatory

This is a useful addition to the main living areas of the property with double glazed windows overlooking the garden. Space for tumble dryer and sliding door giving access into the dining room.

#### Dining Room

A well presented room with plenty of space for a dining table. Wood effect flooring, built-in shelves and a radiator. An opening to the sitting room makes this have an open plan feel.

#### Living room

Large bay window to the front aspect providing lots of natural light, fireplace with wooden mantel, wood effect flooring, radiator and built-in shelving.

#### First floor landing

Carpet flooring and doors opening to,

#### Bedroom 1

A large double bedroom with a bay window to front aspect filling the room with light, carpet flooring, radiator and space for wardrobes.

#### Bedroom 2

A further double bedroom with double glazed window to rear aspect, carpet flooring, radiator and a built-in wardrobe.

#### Bedroom 3

A useful third room which is currently being used as a single bedroom, double glazed window to front aspect, carpet flooring and radiator.

#### Family bathroom

A modern tiled bathroom suite comprising of a panel bath with shower over, low level WC, wash hand basin, heated towel rail and frosted double glazed window to rear aspect.

#### Garden

The rear garden is designed for ease of maintenance with good sized paved patio with planted shrub borders and further low maintenance gravelled area which leads to an area of rear decking and there is a gate providing access to the service lane at the rear.

#### Garage

The garage is at the rear of the property with a up and over door, power and lighting.



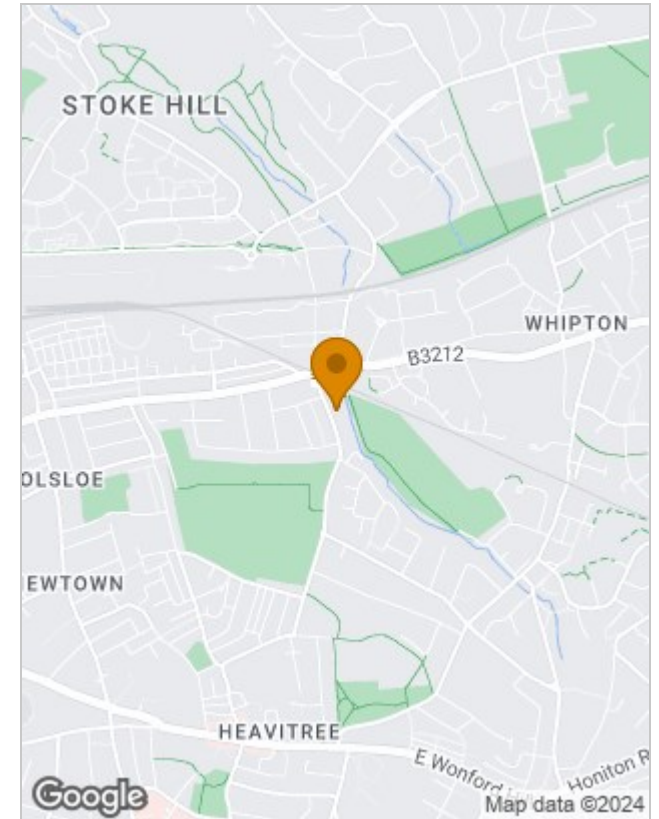




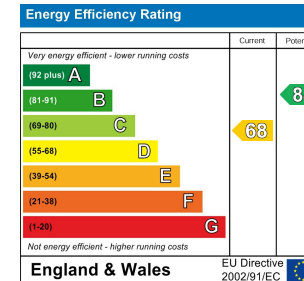
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.