

There is also an integrated electric oven with a four ring gas burner and extractor fan above, spaces for fridge freezer and washing machine, spotlights, wood laminate flooring, a gas central heating radiator and a uPVC double glazed window to the rear aspect. A uPVC double glazed door to the side opens out to the rear courtyard garden.

Courtyard Garden

A decent sized fully enclosed courtyard with a flowerbed, garden shed and a gate at the rear opening straight out in to the park.



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£199,950

169 Hamlin Lane, Heavitree, Exeter, Devon, EX1 2SQ

3 Double Bedrooms. 2 Reception Rooms. Modern Kitchen and Bathroom. Courtyard Garden. Flexible Layout. Superb Location.

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3/4 Bed, Heavitree

Situated in the heart of Heavitree, this 3 double bedroom Victorian terraced property is deceptively spacious and offers flexible living accommodation over three floors. The property is located near to local shops, a supermarket, primary and secondary schools, and has good bus links into the City Centre. The property is also within close proximity to the R D & E hospital and has access at the rear to the local park.

This property combines modern living with period charm and is a rare opportunity for any potential purchaser. The spacious lower ground floor with its open-plan lounge diner, and modern kitchen and bathroom means that the rooms above can be used for a variety of different purposes depending on the buyer's needs. The two rooms on the ground floor are currently used as a second lounge and a double bedroom and on the first floor there are two further double bedrooms. To the rear of the property is a good sized courtyard garden with a rear gate giving access straight out to the park.

This property has been well maintained with gas central heating and benefiting from a newly fitted bathroom. With all its space, charm, versatility and not forgetting its superb location, further viewing of this property is essential and comes highly recommended.

The Accommodation Comprises: Entrance and Hallway

A wooden front door with window above opens in to an entrance vestibule with laminate flooring, a dado rail and a glass panelled inner door leading to the hallway. The hallway has doors leading to the living room and bedroom three and there are also stairs leading up to the first floor and down to the lower ground floor.

Living Room

11' 4" x 10' 9" (3.46m x 3.29m) max

The living room has a coal effect gas fire with marble hearth and wooden mantle, alcoves either side of the chimney breast, a decorative ceiling rose and a gas central heating radiator. There is also a uPVC double glazed window to the front aspect. Due to the sizeable lounge diner on the lower ground floor, this room could also be used as a fourth double bedroom.

Bedroom 3

11' 0" x 9' 4" (3.37m x 2.86m) max

A double bedroom with alcoves either side of the chimney breast, decorative ceiling rose, a gas central heating radiator and a uPVC double glazed window to the rear aspect looking out across the park.



Stairs and Landing

Stairs with wooden banister lead up from the hallway to the first floor landing which has a hatch to the loft space, a picture rail and a uPVC double glazed window to the rear aspect. Doors lead to bedrooms one and two.

Bedroom 1

14' 6" x 10' 7" (4.42m x 3.23m) max

An impressive sized double bedroom with alcoves, a gas central heating radiator and a uPVC double glazed window to the front aspect.

Bedroom 2

10' 11" x 9' 6" (3.34m x 2.91m) max

A further double bedroom with exposed wooden floorboards, alcoves, a gas central heating radiator and a uPVC double glazed window to the rear aspect with pleasant views across the park.

Stairs to Lower Ground Floor

From the hallway, stairs lead down to the lower ground floor in to the open-plan lounge diner and have storage space to one side and a uPVC double glazed window to the rear aspect.

Lounge Diner

21' 6" x 14' 2" (6.57m x 4.32m) max

A spacious open-plan room with the lounge area situated towards the front of the property and comprising alcoves either side of the chimney breast, a built-in cupboard housing the gas and electric meters, wall lights, a gas central heating radiator and a window to the front aspect. The dining area has stairs to one side leading up to the hallway, a door leading to the bathroom and an open double doorway leading in to the kitchen.

Bathroom

7' 5" x 7' 4" (2.28m x 2.25m) max

A newly fitted modern bathroom with a close coupled WC, pedestal wash hand basin with tiled splash back and a steel bath with mixer shower attachment over and tiled surround. There is also a cupboard housing the boiler, tiled flooring, a gas central heating radiator and an obscure glass window to the rear aspect.

Kitchen

14' 7" x 6' 8" (4.46m x 2.04m) max

A fitted kitchen comprising an array of matching base and wall storage units, roll edge worktops with tiled splash back and a 1.5 bowl stainless steel sink and drainer with mixer tap over.

