



42 Hazel Road, Wonford, Exeter, EX2 6HN
£750 PCM

Beautifully presented family home in this popular location close to the city centre and local amenities and schools. The property has been redecorated and carpeted throughout and comprises open plan lounge/dining room, newly fitted kitchen with access to the sunny rear garden. Modern bathroom and three bedrooms. UPVC double glazing and gas central heating. Viewing recommended.



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Covered storm porch with coach style light. Front door to

Entrance Hall:

Stairs rising to the first floor. Under stairs storage cupboard. Radiator.

Living Room:

16'3 to chimney breast x 12' maximum (4.95m to chimney breast x 3.66m maximum)

UPVC double glazed windows with aspect to the front and side. Radiator. Television point. Wall mounted contemporary electric fire. Fitted shelving to recess.



Kitchen:

11'6 x 8' (3.51m x 2.44m)

Newly fitted with a range of matching wall mounted and base units. Roll edge worktops with attractive tiled surrounds. Inset single drainer stainless steel sink unit with chrome mixer tap over. Inset four burner gas hob with electric oven under and hood over. Space and plumbing for washing machine. Further kitchen appliance space. Wall mounted gas fired boiler. UPVC double glazed window with aspect to rear garden. UPVC double glazed door to outside.



Bathroom:

Fitted with modern matching three piece white suite comprising low level close coupled wc. Pedestal wash basin. Panelled bath with fitted shower unit over. Tiled walls. Radiator. Obscure UPVC double glazed window.

First Floor Landing:

Hatch to loft space. UPVC double glazed window with aspect to the rear. Built in shelved storage cupboard.



Bedroom One:

12' x 10'8 maximum (3.66m x 3.25m maximum)

Two UPVC double glazed windows with aspect to the front. Radiator.

Bedroom Two:

11'6 x 8' (3.51m x 2.44m)

UPVC double glazed window with aspect to the rear. Radiator.

Bedroom Three:

8'9 plus recess x 6'8 (2.67m plus recess x 2.03m)

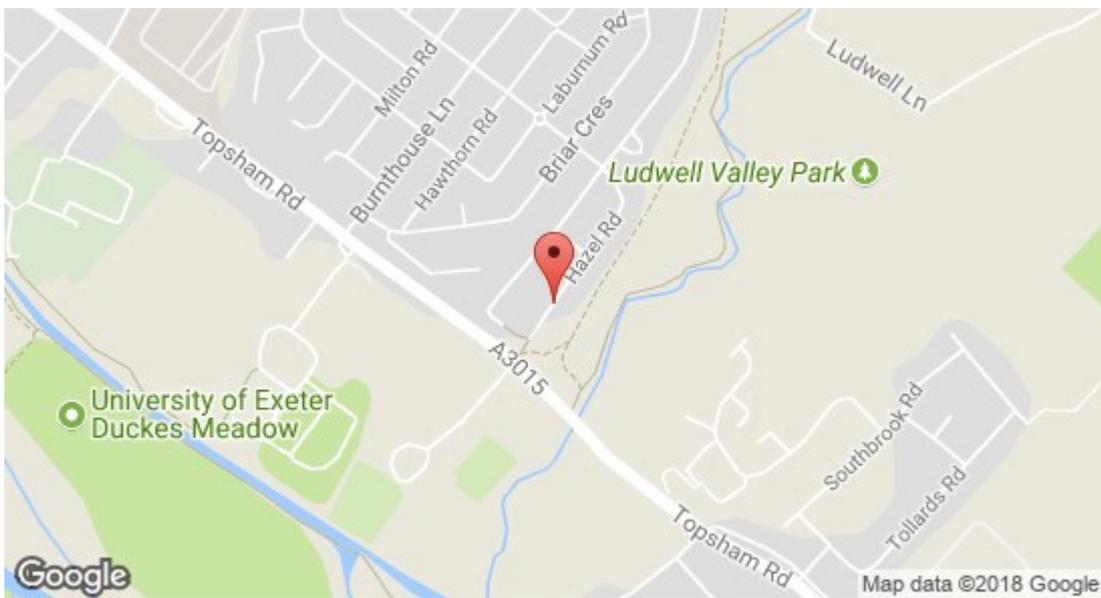
UPVC double glazed window with aspect to the front. Radiator.

Outside:



To the front of the property the garden is laid to lawn with mature hedge and gate with path leading to the front door. Wrought iron gate provides access to the rear garden which is enclosed with wood fencing and comprises paved patio, raised lawn and gravelled area. Well stocked beds. Cold water tap. Brick built storage cupboard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
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