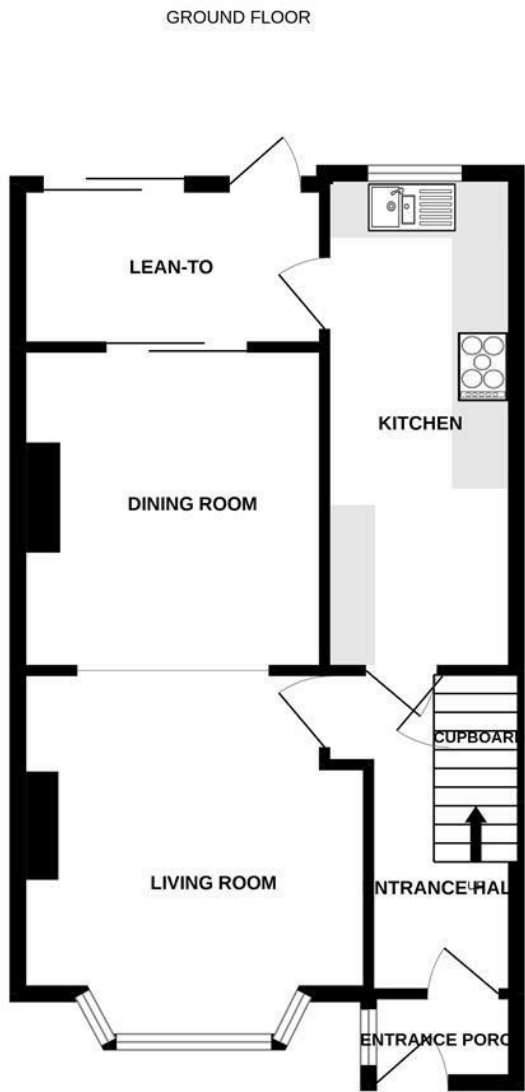




**Guide Price £345,000**

**FREEHOLD**



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 Lane, Heavitree, Exeter, Devon, EX1 2SB**

A beautifully presented bay fronted mid-terrace house in a sought after location with well landscaped gardens and garage. The accommodation includes entrance hall, bay fronted living room with wood burner, dining room, extended fitted kitchen, lean to conservatory, 3 bedrooms and modern bathroom. Internal viewing highly advised.

EPC Rating: D



23 Hamlin Lane, Heavitree,  
Exeter, EX1 2SB

Guide Price £345,000  
FREEHOLD

Accommodation Comprising:

Wooden front door with double glazing and obscured PVCu double glazed window, leading to:

Entrance Hall

PVCu double glazed front door, wooden flooring, stairs to first floor landing, under stairs storage cupboard, radiator and door to:

Dining Room

3.47m x 3.37m (11'4" x 11'0")

With wooden flooring, radiator, double glazed patio doors and opening to:

Bay Fronted Living Room



3.76 x 3.45m (12'4" x 11'3")

A spacious room with large PVCu double glazed bay window to the front, feature fireplace with wood burner and wooden mantel, radiator, telephone and television points.

Kitchen



5.32m x 2.07m (17'5" x 6'9")

The kitchen is fitted with a range of Shaker style base cupboards, drawers and eye level units, one and a half bowl stainless steel sink unit with mixer tap, PVCu double glazed window to rear, integral five ring gas hob with extractor hood over and electric oven, space and plumbing for washing machine and space for fridge / freezer, tiled flooring, spot lighting, roll edge wood effect work surface with tiled splash back, door to:

Lean To

PVCu double glazed windows and doors to rear garden, tiled flooring, power and lighting.

First Floor Landing

Hatch to roof space, doors to:

Bedroom 1



3.46m plus bay x 3.31m (11'4" plus bay x 10'10")

PVCu double glazed bay window to front aspect, radiator.

Bedroom 2



3.80m x 2.46m (12'5" x 8'0")

PVCu double glazed window to rear, built-in storage cupboard, radiator.

Bedroom 3

2.38m x 2.11m (7'9" x 6'11")

PVCu double glazed window to front, radiator.

Bathroom



1.65m x 1.56m (5'4" x 5'1")

White suite comprising panelled bath with electric shower, contemporary wash hand basin, close coupled W.C., tiled walls, obscure PVCu double glazed window to rear.

Outside

The front of the property is approached via a paved pathway leading to the front door. There is a low maintenance front garden with mature hedging and trees.

Rear 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

At the rear of the property with up and over door, power and lighting.

Council Tax

Band C



DORMANS  
INDEPENDENT ESTATE AGENTS

Directions

From Dormans In Pinhoe, proceed along Main Road which then leads into Pinhoe Road. Keep right at the traffic lights by Sainsbury's and then turn left immediately after Polsloe Bridge into Hamlin Lane.

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(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 <sub>2</sub> 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.