



143 Hamlin Lane, Heavitree, Exeter, Devon, EX1 2SG
Offers In Excess Of £425,000 Freehold



Hamlin Lane, Heavitree, Exeter

3 Bedrooms, 1 Bathroom

Offers In Excess Of £425,000

A traditional three bedroom semi-detached family home having been tastefully upgraded by the current owners, situated in a prime Heavitree location. The spacious accommodation benefits from an entrance hall, lounge, open plan refurbished kitchen dining room, conservatory, three first floor bedrooms, bathroom, enclosed rear garden mainly laid to lawn, garage. To the front of the property the owners have had plans drawn up and approved to create off road parking. This is a convenient and sought after location close to schools, comprehensive shopping centre and two pleasure parks.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL Accessed via a composite front door, front aspect frosted uPVC double glazed windows, doors to the lounge, open plan kitchen/dining room, under stairs storage cupboard, stairs to the first floor, wood-effect flooring, telephone point, picture rail and radiator.

LOUNGE 16' 3" x 14' 9" (4.957m x 4.505m) Front aspect uPVC double glazed box bay window with fitted shutters, feature fireplace with wooden mantel & hearth, T.V. point, storage cupboards, picture rail, wall lights and radiator.

OPEN PLAN KITCHEN/DINING ROOM 17' 9" x 11' 9" (5.434m x 3.594m) Rear aspect uPVC double glazed window with view of rear garden, newly fitted modern kitchen benefitting from a range of eye & base level units with one and a half bowl sink, mixer tap & single drainer, island unit with worktop, gas cooker point,

integrated fridge & freezer, integrated dishwasher, large seating area, spotlighting, two radiators and uPVC French doors leading to the Conservatory.
CONSERVATORY/UTILITY 9' 1" x 7' 11" (2.786m x 2.419m) Triple aspect uPVC double glazed windows, plumbing for washing machine and radiator.

FIRST FLOOR LANDING With side aspect uPVC double glazed window, doors to Bedrooms 1, 2, 3 & Bathroom and access to loft void above

BEDROOM 1 14' 10" x 10' 7" (4.525m x 3.240m) uPVC double glazed box bay window with view over front garden, twin built-in wardrobes with hanging space & shelving, picture rail and radiator.

BEDROOM 2 11' 9" x 10' 6" (3.594m x 3.214m) Rear aspect uPVC double glazed window with view over rear garden, built-in wardrobe with hanging space & shelving, picture rail & radiator.

BEDROOM 3 7' 10" x 7' 0" (2.392m x 2.137m) Front

aspect uPVC double glazed window with view over front garden, picture rail and radiator.

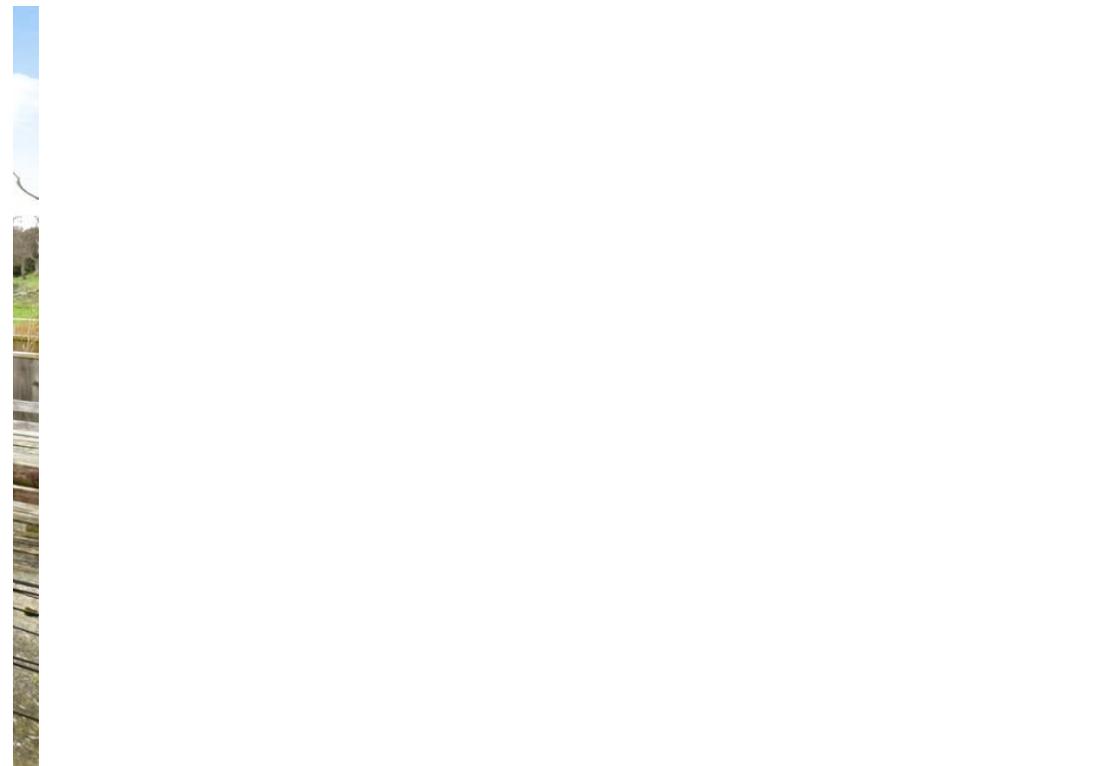
BATHROOM Rear aspect frosted uPVC double glazed window, three piece suite comprising panel enclosed bath, with mixer tap and rainwater shower above, low level W.C., wash hand basin with mixer tap & storage below, spotlighting, part tiled walls and heated towel rail.

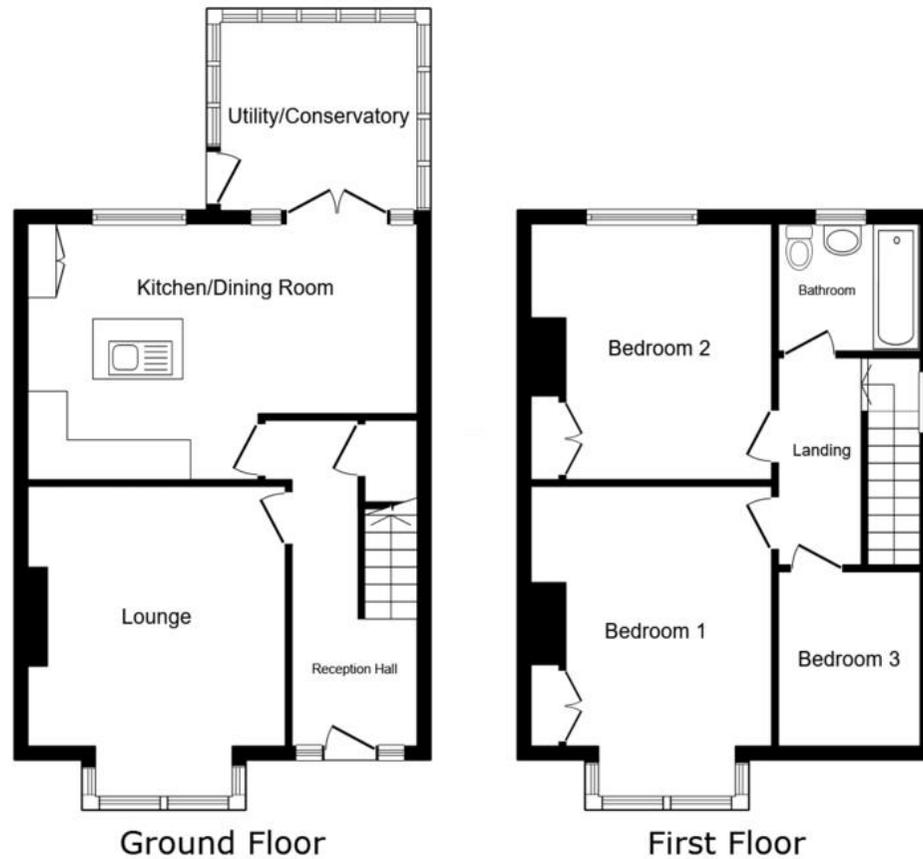
REAR GARDEN Private enclosed rear garden with area of lawn and shingle seating area, views over the park and gated access leading to the Garage.

GARAGE With metal up & over door, light & power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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