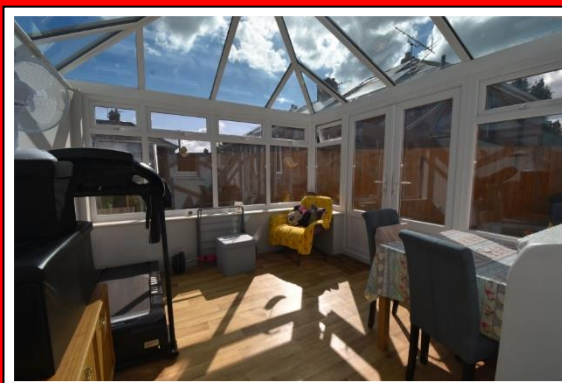


**71 HAWTHORN ROAD  
EXETER  
DEVON  
EX2 6ED**



**£260,000 FREEHOLD**



**A well presented semi detached family home occupying a corner plot position with gardens to three sides and private driveway providing ample parking. Well proportioned living accommodation. Three bedrooms. Reception hall. Lounge/dining room. Modern kitchen/breakfast room. Quality fitted uPVC double glazed conservatory. Modern bathroom. Gas central heating. uPVC double glazing. Highly convenient position providing good access to local amenities, Royal Devon & Exeter hospital and bus service into Exeter city centre. A great family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Cloaks hanging space. Stairs rising to first floor. Understair storage cupboard. Radiator. Smoke alarm. Part glass panelled door leads to:

### **LOUNGE/DINING ROOM**

17'6" (5.33m) maximum x 11'10" (3.61m). A light and spacious room. Radiator. Marble effect fireplace, raised hearth, inset living flame effect electric fire, fire surround and mantel over. Built in storage cupboards and shelving into alcoves. Television aerial point. Cupboard housing electric consumer unit and meter. uPVC double glazed window to front aspect. uPVC double glazed window to side aspect. Obscure glass panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

11'2" (3.40m) x 7'10" (2.39m). A refitted modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with matching splashbacks incorporating breakfast bar. Single drainer sink unit with mixer tap. Space for oven. Space for electric oven with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Wall mounted concealed boiler serving central heating and hot water supply (installed 2024). uPVC double glazed window to rear aspect. uPVC double glazed door provides access to:

### **CONSERVATORY**

11'0" (3.35m) x 10'4" (3.15m). A quality fitted uPVC double glazed conservatory with pitched double glazed roof and dwarf wall. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and folding glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Storage cupboard with fitted shelving. uPVC double glazed window to rear aspect with outlook over neighbouring area including Ludwell Valley beyond. Door to:

### **BEDROOM 1**

11'10" (3.61m) x 10'6" (3.20m). Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'2" (3.40m) into wardrobe space x 8'0" (2.44m). Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. uPVC double glazed window to rear aspect again with outlook over neighbouring area including Ludwell Valley beyond.

From first floor landing, door to:

### **BEDROOM 3**

11'10" (3.61m) maximum into recess reducing to 8'8" (2.64m) x 6'8" (2.03m). Radiator. uPVC double glazed window to front aspect.

### **OUTSIDE**

The property benefits from occupying a corner plot site with gardens to three sides. The property is approached via a dividing private driveway leading to a further section of garden laid to decorative stone chippings providing additional parking if required. Access to front door with courtesy light. To the right side elevation of the driveway is a further section of garden mostly laid to decorative stone chippings for ease of maintenance with timber storage shed and a variety of maturing shrubs. A side gate leads to the rear garden which is mostly laid to paving with water tap and greenhouse. The rear garden is enclosed to all sides and enjoys a southerly aspect.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B

## **DIRECTIONS**

Proceeding out of Exeter along Topsham Road take the left hand turning into Burnthouse Lane and continue down. Take the 5<sup>th</sup> turning right into Briar Crescent then 1<sup>st</sup> right into Hawthorn Road where the property in question will be found a short way along on the left hand side.

## **VIEWING**

**Strictly by appointment with the Vendors Agents.**

## **AGENTS NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

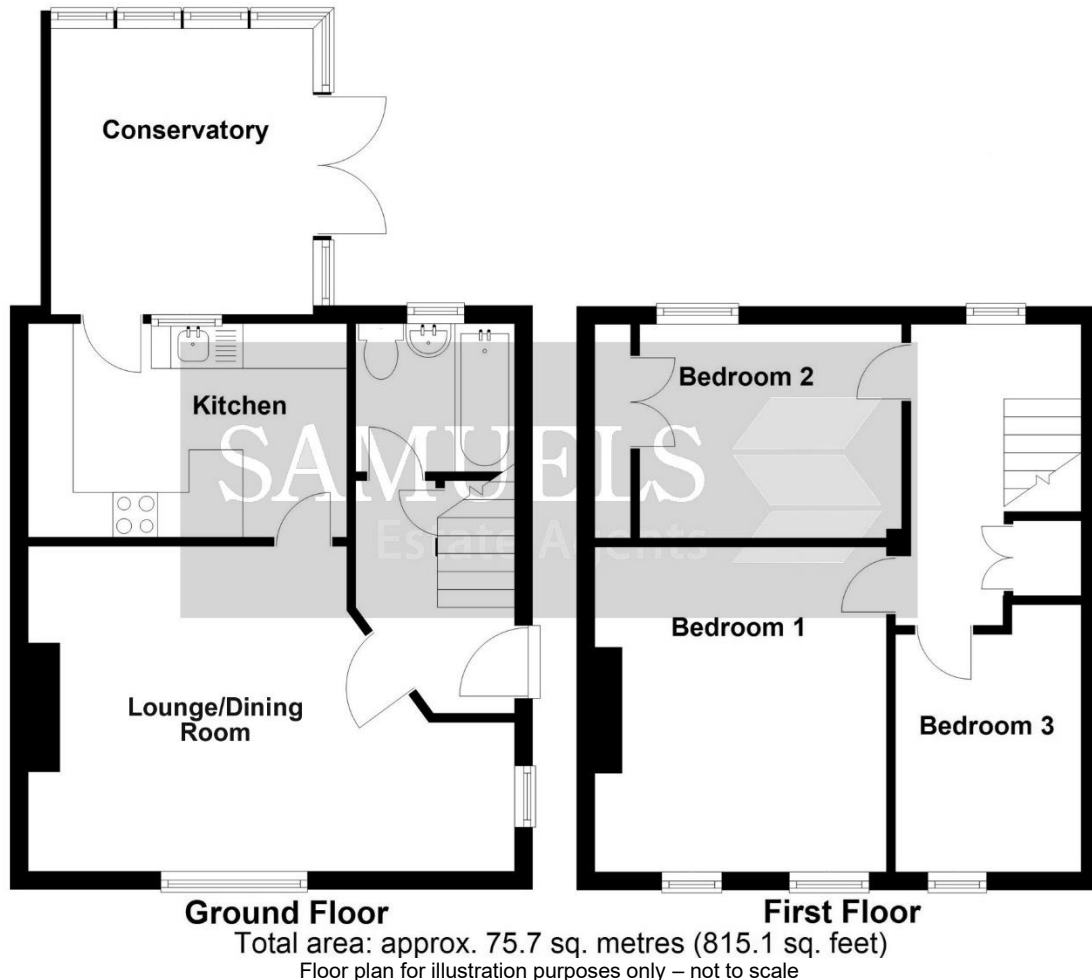
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **AGENTS NOTE MONEY LAUNDERING POLICY**

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

## **REFERENCE**

**CDER/0925/9048/AV**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		