



**Hawthorn Grove
Exmouth
Devon
EX8 4HD**

Offers in Excess of £281,000

bettermove

Hawthorn Grove

Exmouth

Bettermove are proud to present this 4 bedroom terraced house in the sought after area of Exmouth.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a single garage in a nearby block and ample on street parking. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, dining room, converted fourth bedroom and extended fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private landscaped rear garden, perfect for enjoying the summer months which backs onto open parkland space.

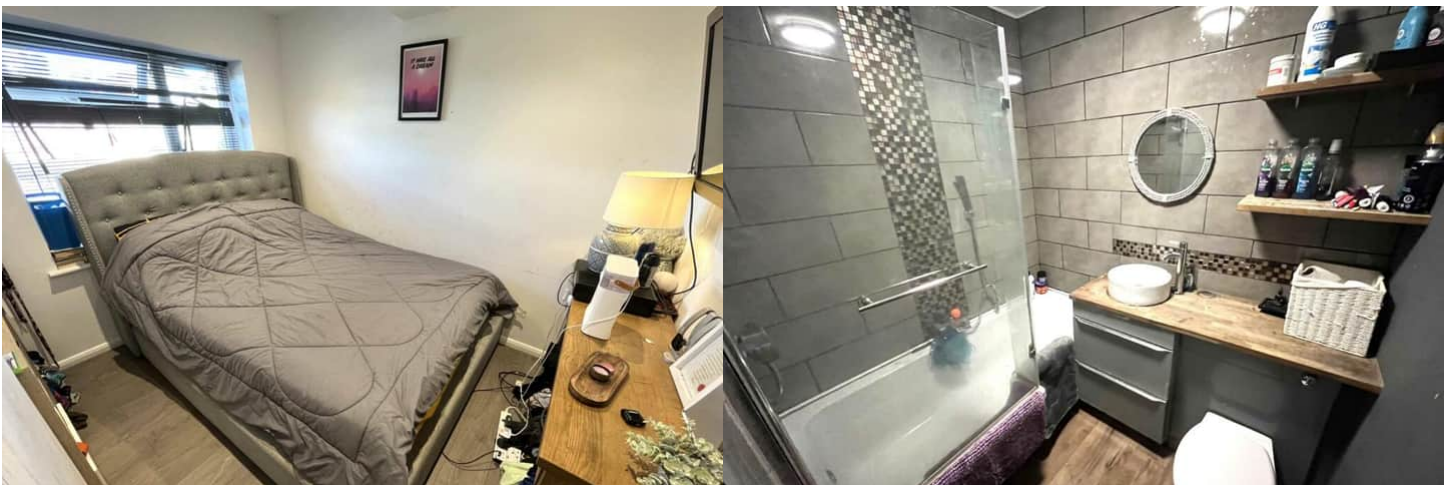
Located in the popular town of Exmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Exmouth Train Station and many local buses.

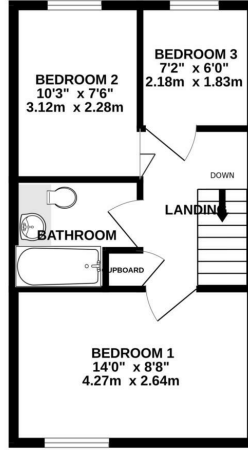
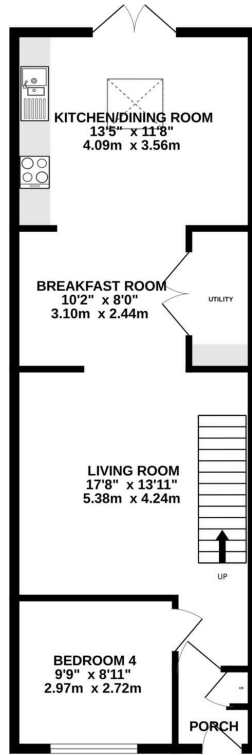
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





HAWTHORN GROVE, EXMOUTH

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk