



**34 HAWKINS ROAD  
WESTCLYST  
EXETER  
EX1 3UX**



**£415,000 FREEHOLD**



A beautifully presented four bedroom semi detached family home with private driveway, garage and good size enclosed rear garden. Situated within this highly sought after residential development providing great access to local amenities, popular schools and major link roads. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Light and spacious modern kitchen/dining/family room. Utility room. Quality fitted uPVC double glazing conservatory. Gas central heating. uPVC double glazing. A great family home. Viewing highly recommended.

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

Canopy entrance. Composite front door leads to:

### **RECEPTION HALL**

A spacious hallway. Radiator. Smoke alarm. Stairs rising to first floor. Telephone point. Deep storage cupboard with fitted shelving, electric consumer unit and automatic electric light. Deep understair storage cupboard with double power point and automatic light. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **SITTING ROOM**

17'8" (5.38m) into bay x 11'2" (3.40m). A well proportioned room. Two radiators. Television aerial point. Telephone point. uPVC double glazed bay window to front aspect with outlook over neighbouring area and beyond.

From reception hall, part glass panelled door leads to:

### **KITCHEN/DINING/FAMILY ROOM**

19'8" (5.99m) x 12'2" (3.71m). Again a light and spacious room fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. Central island incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Six ring gas hob with stainless steel splashback and filter/extractor hood over. Double oven/grill. Integrated upright fridge freezer. Integrated dishwasher. Two radiators. Tiled flooring. Inset LED spotlights to ceiling. Ample space for table and chairs. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **UTILITY ROOM**

5'6" (1.68m) x 5'4" (1.63m). Wood effect roll edge work surface with matching splashback. Plumbing and space for washing machine. Further appliance space. Eye level cupboard. Radiator. Tiled floor. Wall mounted boiler serving central heating and hot water supply. Part obscure double glazed composite door provides access to side driveway.

From kitchen/dining/family room, uPVC double glazed double opening doors leads to:

### **CONSERVATORY**

13'8" (4.17m) max x 11'8" (3.56m) max. A quality fitted uPVC double glazed conservatory with dwarf wall. Pitched double glazed glass roof. Wood effect laminate flooring with underfloor heating. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Radiator. Access to roof space. Double width airing cupboard, with fitted shelving, housing hot water tank. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

13'8" (4.17m) max into wardrobe space x 10'8" (3.25m) max. Thermostat control panel. Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wash hand basin set in vanity unit with traditional style mixer tap. Low level WC. Part tiled walls. Large fitted mirror. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Shaver point.

From first floor landing, door to:

### **BEDROOM 2**

11'0" (3.35m) x 9'10" (3.0m) max into wardrobe space. Built in double wardrobe providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

8'10" (2.69m) excluding wardrobe space x 7'4" (2.24m). Radiator. Built in wardrobe providing hanging and shelving space. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 4**

8'8" (2.64m) excluding wardrobe space x 7'0" (2.13m) excluding door recess. Radiator. Built in wardrobe providing hanging and shelving space. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit including separate shower attachment, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Large fitted mirror. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is an area of garden well stocked with a variety of young and maturing shrubs and plants. Dividing pathway leads to the front door. Courtesy light. To the left side elevation is an attractive brick paved driveway providing parking for approximately two vehicles in turn providing access to:

### **GARAGE (Part converted)**

8'8" (2.64m) x 6'4" (1.93m). Power and light. Up and over door.

### **REAR SECTION OF GARAGE**

10'4" (3.15m) x 8'4" (2.54m). Plastered walls and ceiling. Inset LED spotlights. Electric wall heater. Double power points. uPVC double glazed window to rear aspect with outlook over rear garden. Part Obscure uPVC double glazed door provides access to rear garden.

Between the driveway and property is an attractive brick paved pathway with outside light and side gate leading to the rear garden, which is a particular feature of the property, providing a high degree of privacy whilst consisting of an attractive paved patio with outside light and water tap leading to a good size shaped area of level lawn with surrounding flower/shrub beds. Two tiered timber decked terraces with external power point. Further patio area. Additional timber decked terrace enjoying the late afternoon sun. The rear garden is enclosed by timber panelled fencing to all sides.

**TENURE**  
FREEHOLD

**MAINTENANCE CHARGE**

The current charge for the upkeep of all communal areas is approximately £260 per annum

**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 D (East Devon)

**DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsbury's and bear left. Proceed down to the next set of traffic lights turning left, signposted 'Pinhoe', proceed through Pinhoe and continue on this road for approximately ½ mile. At the next traffic light junction turn left into Hillside Gardens/Hawkins Road where the property in question will be found a short way along on the right 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.

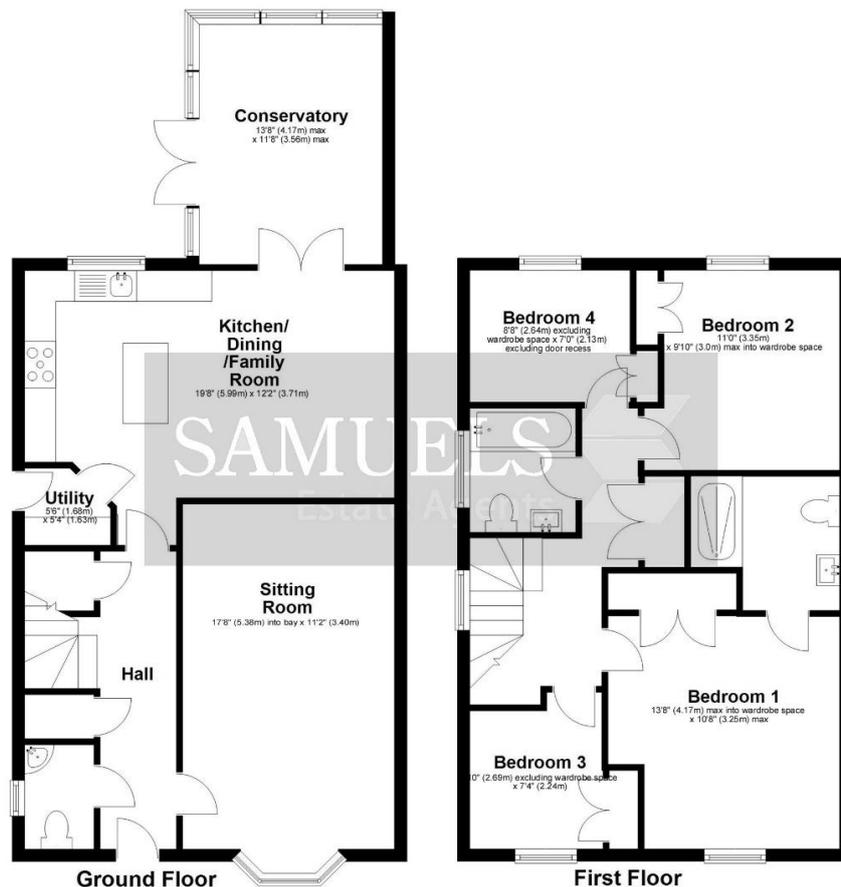
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0326/9170/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		