



**53 HAMLIN LANE  
HEAVITREE  
EXETER  
EX1 2SB**

PROOF COPY



**£495,000 FREEHOLD**



**An opportunity to acquire a fabulous extended and much improved 1930's style semi detached family home. Beautifully presented versatile living accommodation arranged over three floors. Four bedrooms. Ensuite bathroom to master bedroom. Family bathroom. Reception hall. Spacious sitting room. Impressive open plan kitchen/dining room/family room with bi-folding double opening doors. Private driveway. Good size enclosed lawned rear garden with additional parking for further vehicles/motorhome. Highly desirable residential location convenient to local amenities and popular schools. Viewing highly recommended.**

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

Arched entrance. Attractive composite front door, with inset smoked double glazed panels, leads to:

### **RECEPTION HALL**

Attractive wood effect vinyl flooring. Radiator. Stairs, with inset LED lighting, rising to first floor. Two understair storage cupboards. Telephone point. Smoke alarm. Utility cupboard with plumbing and space for washing machine and further appliance space above. Panelled door leads to:

### **SITTING ROOM**

15'4" (4.67m) into bay x 13'5" (4.09m) into recess. A spacious room with attractive wood effect vinyl flooring. Inset tiled fireplace with raised hearth and wood mantle over. Radiator. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, door to:

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

19'10" (6.05m) x 18'4" (5.59m) maximum. An impressive spacious light and airy room with traditional style farmhouse style kitchen with a range of matching oak fronted base, drawer and eye level cupboards with wood work surfaces and decorative tiled splashbacks. Belfast style sink with traditional style mixer tap. Space for double width range cooker. Integrated dishwasher. Recess for double width fridge freezer. Decorative tiled fireplace with inset grate providing real open fire, carved wood surround and wood mantle over. Radiator. Ample space for table, chairs and sofa etc. Inset Led spotlights to ceiling. Two double glazed Velux windows to part pitched ceiling. Attractive wood effect vinyl flooring. uPVC double glazed window to side aspect. Large double glazed bi-folding double opening doors, including single opener, providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Inset LED spotlights to ceiling. Smoke alarm. Obscure uPVC double glazed window to side aspect. Door to:

### **BEDROOM 2**

13'6" (4.11m) x 11'2" (3.40m) into wardrobe space. Radiator. Picture rail. Attractive wood effect vinyl flooring. Two built in double wardrobes either side of chimney breast. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

12'8" (3.86m) maximum into recess x 11'0" (3.35m). Radiator. Built in double wardrobe. Telephone point. Attractive wood effect vinyl flooring. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and neighbouring playing fields.

From first floor landing, door to:

### **BEDROOM 4**

8'6" (2.59m) maximum x 7'6" (2.29m). Radiator. Built in double wardrobe. Fitted shelving. Radiator. Attractive wood effect vinyl flooring. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A luxury modern bathroom comprising tiled panelled bath with waterfall mixer tap, fitted mains shower unit with separate shower attachment. Tiled wall surround. Feature circular bowl stone wash hand basin with waterfall mixer tap. Low level WC with concealed cistern. Heated ladder towel rail. Inset LED spotlights to coved ceiling. Obscure uPVC double glazed window to rear aspect.

From first floor landing stairs, with inset LED lighting, rising to:

### **SECOND FLOOR LANDING**

Smoke alarm. Door leads to:

### **MASTER BEDROOM**

17'2"(5.23m) x 14'0" (4.27m) maximum excluding recess reducing to 11'2" (3.40m). A fabulous light and airy room. Two access points to eaves storage space with electric light. Radiator. Inset LED spotlights to ceiling. Two double glazed Velux style windows to front aspect. uPVC double glazed double opening doors, with matching full height side windows, lead to:

### **EXTENDED JULIET BALCONY**

With inset LED spotlights. Fabulous outlook and views over rear garden and neighbouring playing fields.

From master bedroom, door leads to:

### **ENSUITE BATHROOM**

Again a luxury bathroom suite comprising tiled panelled bath with waterfall mixer tap and fitted mains overhead shower unit. Circular bowl stone wash hand basin with waterfall mixer tap. Low level WC with concealed cistern. Tiled wall surround. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a gravelled driveway with access to front door. Neat shaped area of lawn with inset shrub beds. To the left side elevation is a gate and pathway in turn providing access to the rear garden, which is a particular feature of the property, being of good size and consisting of a raised timber decked terrace with large overhand with inset LED lighting. Outside water tap. Leading to neat shaped area of level lawn with side shrub beds well stocked with variety of maturing shrubs, plants and bushes. Dividing side pathway leads down to the lower end of the garden which consists of an attractive paved patio with raised shrub bed. Large concrete patio providing additional parking for further vehicles, motorhome etc. Large store. Large timber framed double opening gates providing vehicle access. The property also benefits from owning an additional area of garden/parking which is situated directly to the rear of the garden again providing useful additional parking and accessed via rear service lane.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors – EE, Three, O2 and Vodafone likely : Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – High risk

Mining: No risk from mining

Council Tax: Band C

**DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy road and at the traffic light/crossroad junction proceed straight ahead down into Pinhoe Road. Proceed down and just before Polsloe Bridge turn right into Hamlin Lane and continue along where the property in question will be found 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 investigations 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 investigate 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.

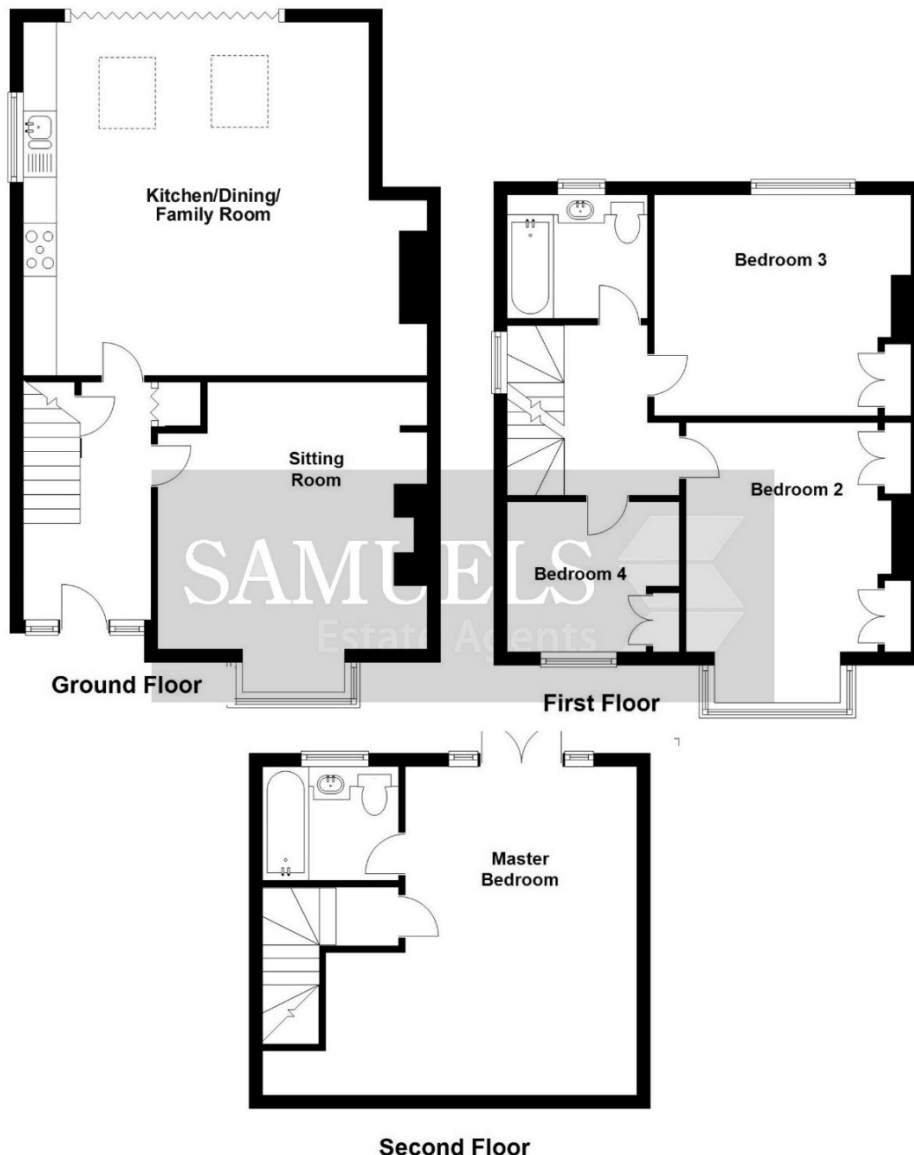
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/1024/8789/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		