



**133 HAWKINS ROAD  
WESTCLYST  
EXETER  
EX1 3UW**



**OFFERS IN EXCESS OF £289,000 FREEHOLD**



A well appointed modern Redrow built end terraced house located within this highly sought after residential development providing good access to local amenities and major link roads. Good decorative order throughout. Two double bedrooms both with ensembles. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. uPVC double glazing. District heating. Enclosed easy to maintain rear garden. Private double width driveway directly in front. A great first time buy/investment purchase. No chain. Viewing recommended.

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

Canopy entrance. Composite front door, with inset obscure double glazed panel, leads to:

### **ENTRANCE HALL**

Radiator. Cloak hanging space. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Radiator. Electric consumer unit. Extractor fan.

From entrance hall, door to:

### **SITTING ROOM**

17'10" (5.44m) maximum x 10'4" (3.15m). Radiator. Telephone point. Television aerial point. Understair storage cupboard. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to front aspect. Door to:

### **KITCHEN/DINING ROOM**

14'2" (4.32m) x 10'2" (3.10m) maximum reducing to 8'2" (2.49m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Integrated upright fridge freezer. Larder cupboard. Plumbing and space for washing machine. Wall mounted concealed heat exchanger. Space for table and chairs. Radiator. Television aerial point. Inset LED spotlights to ceiling. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Radiator. Door to:

### **BEDROOM 1**

14'2" (4.32m) maximum into wardrobe space x 8'10" (2.69m). Radiator. Range of quality built in wardrobes to one wall providing hanging and shelving space. uPVC double glazed window to front aspect. Door to:

### **ENSUITE BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, glass shower screen and tiled splashback. Wall mounted wash hand basin with modern style mixer tap. Fitted mirror. Low level WC. Heated ladder towel rail. Tiled floor. Extractor fan.

From first floor landing, door to:

### **BEDROOM 2**

11'4" (3.45m) into wardrobe space x 10'4" (3.15m). Large built in double wardrobe. Radiator. Deep airing/linen cupboard with fitted shelf and radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Fitted mirror. Low level WC. Heated ladder towel rail. Tiled floor. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of garden with maturing shrubs. Dividing pathway leads to the front door with courtesy light. Directly in front of the property is an attractive brick paved double width driveway providing comfortable parking for two vehicles. To the right side elevation is a timber gate with pathway that leads to the rear garden which consists of a good size paved patio with outside light and water tap. Retaining wall with central steps lead to a further paved patio. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

### **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', and proceed through Pinhoe and continue on the road for approximately ½ mile. At the next traffic light junction turn left into Hillside Gardens/ Hawkins Road, continue down bearing right and continue around again a continuation into Hawkins Road and 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 check 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.

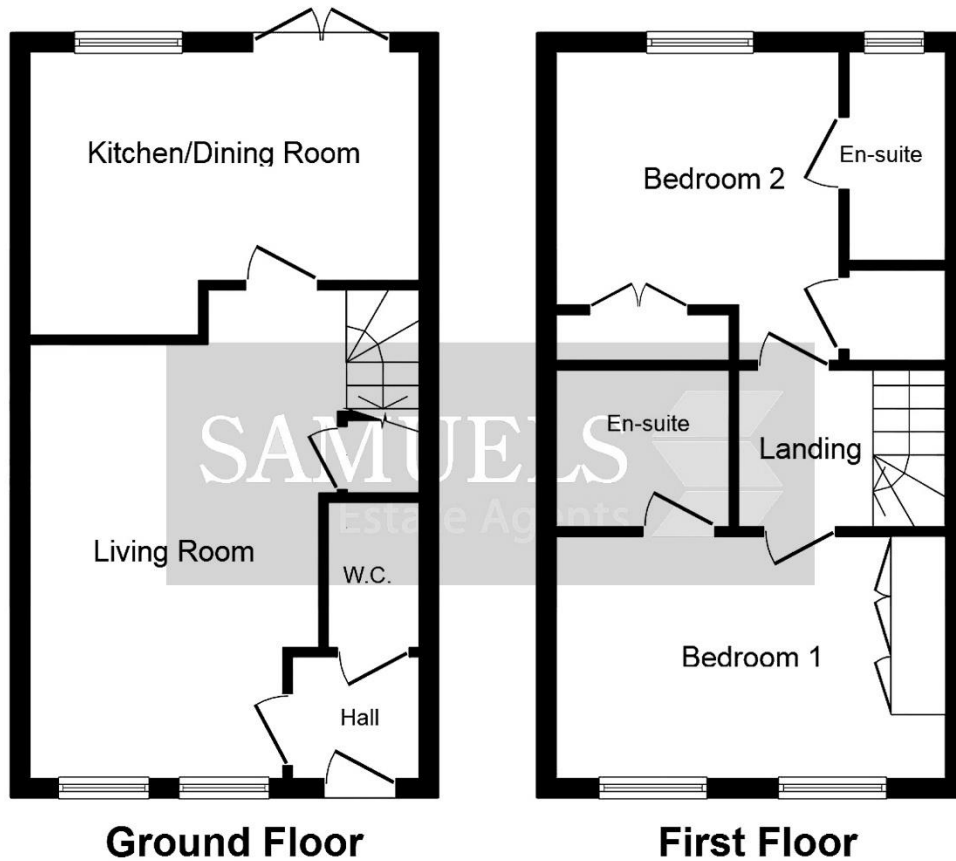
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0424/8612/AV**



**Ground Floor**

**First Floor**

Total floor area 68.6 m<sup>2</sup> (739 sq.ft.) approx  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		