

**114 HAMLIN GARDENS
HEAVITREE
EXETER
EX1 3BE**



OFFERS IN EXCESS OF £300,000 FREEHOLD



A unique opportunity to acquire a highly individual detached bungalow occupying a highly convenient level position within close proximity to local amenities, railway station and Exeter city centre. Recently improved and remodernised to provide accessible living accommodation. Two bedrooms. Large ensuite/wet room to master bedroom. Good size reception hall. Modern shower room. Light and spacious lounge/dining room open plan to modern kitchen. Aluminium double glazing. Underfloor heating. Enclosed easy to maintain rear garden. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Aluminium front door, with inset smoked double glazed panels and matching side panel, leads to:

RECEPTION HALL

A spacious hallway. Smoke alarm. Double width utility cupboard with plumbing and space for washing machine. Further appliance space. Electric consumer unit. Aluminium double glazed window to side aspect. Oak wood door leads to:

LOUNGE/DINING ROOM/KITCHEN

24'6" (7.47m) x 13'8" (4.17m) excluding recess.

Lounge/dining area – quality vinyl flooring with underfloor heating. Television aerial point. Telephone point. Aluminium double glazed window to side aspect. Aluminium double glazed double opening doors providing access and outlook to rear garden. Open plan to:

Kitchen – A refitted modern kitchen comprising a range of gloss fronted base, drawer and eye level cupboards with glass splashback. Fitted double Neff oven and grill. Bosch induction hob with Neff filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Upright storage cupboards. Space for double width fridge freezer, integrated Siemens dishwasher. Quality vinyl flooring with underfloor heating. Inset LED spotlights to ceiling. Aluminium double glazed window to both front and rear aspects.

From reception hall, oak wood door leads to:

BEDROOM 1

16'4" (4.98m) x 13'0" (3.96m). A spacious double bedroom. Range of fitted shelving and hanging rails to one wall. Quality vinyl flooring with underfloor heating. Aluminium double glazed window to side aspect. Oak wood door leads to:

SHOWER/WET ROOM

9'8" (2.95m) x 8'4" (2.54m). Fitted mains shower unit. Wall hung wash hand basin with glass splashback. Fitted mirror. Low level WC. Shaver point. Frosted glass aluminium double glazed window to side aspect.

From reception hall, oak wood door leads to:

BEDROOM 2

12'0" (3.66m) x 8'2" (2.49m). Quality vinyl flooring with underfloor heating. Access to roof space. Aluminium double glazed window to side aspect.

From reception hall, oak wood door leads to:

SHOWER ROOM

8'6" (2.59m) maximum x 6'10" (2.08m) maximum. Quadrant shower enclosure with fitted mains shower unit. Low level WC. Wall hung wash hand basin with glass splashback. Fitted mirror. Shaver point. Quality vinyl flooring with underfloor heating. Storage/airing cupboard house hot water tank and also boiler serving central heating and hot water supply. Frosted double glazed Aluminium window to front and side aspects.

OUTSIDE

To the front and side of the property is a paved garden with inset flower/shrub beds. Access to the front door with light and water tap. To the side elevation is a pathway with access to the rear garden which consists of a good size raised composite decked terrace with outside lighting, water tap and power points. Area of garden laid to concrete and paved patio. Enclosed by aluminium fencing to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

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

DIRECTIONS

Proceeding out of Exeter down Pinhoe Road continue down to Polsloe Bridge and turn right into Hamlin Lane. Proceed along taking the next left into Hamlin Gardens, 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 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.

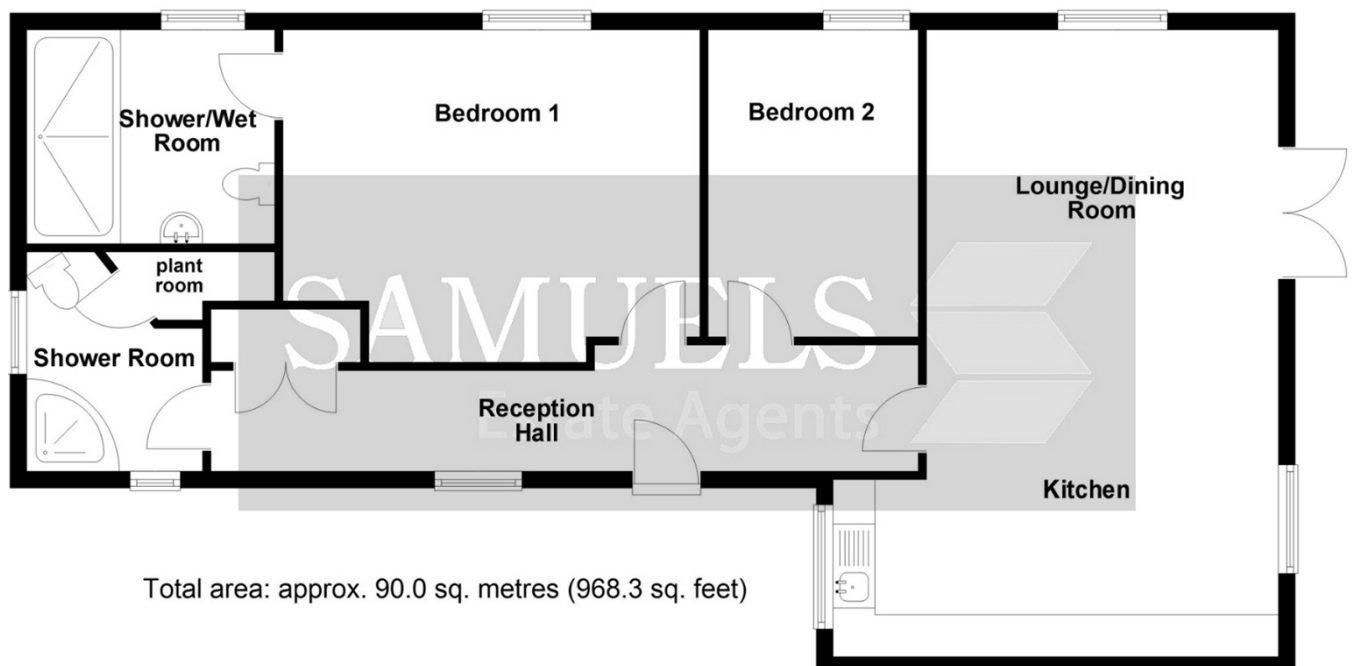
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/9055/AV



Total area: approx. 90.0 sq. metres (968.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		