

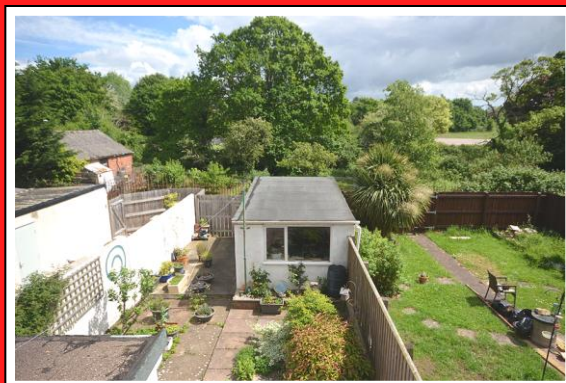


PROOF COPY

**HAMLIN LANE
HEAVITREE
EXETER
EX1 2SB**



£275,000 FREEHOLD



A WELL PROPORTIONED BAY FRONTED MID TERRACED HOUSE*OCCUPYING A HIGHLY CONVENIENT LEVEL POSITION WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES INCLUDING POPULAR SCHOOLS, HEAVITREE PARK AND POLSLOE BRIDGE RAILWAY STATION*GOOD DECORATIVE ORDER THROUGHOUT*THREE BEDROOMS*ENSUITE SHOWER ROOM TO GUEST BEDROOM*FIRST FLOOR BATHROOM*CONVERTED ATTIC ROOM*RECEPTION HALL*SITTING ROOM*DINING ROOM*KITCHEN/BREAKFAST ROOM*GROUND FLOOR CLOAKROOM* CONSERVATORY/HOBBIES ROOM*GAS CENTRAL HEATING*UPVC DOUBLE GLAZING*ENCLOSED PAVED REAR GARDEN*GARAGE* PLEASANT OUTLOOK OVER NEIGHBOURING AREA FROM REAR ELEVATION*VIEWING HIGHLY RECOMMENDED

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive part obscure uPVC double glazed front door leads to:

ENCLOSED ENTRANCE PORCH

Cloak hanging space. uPVC double glazed window to side aspect. Obscure double glazed door leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Two telephone points. Understair storage cupboard. Door leads to:

INNER HALLWAY

Understair recess. Opening to:

DINING ROOM

11'4" (3.45m) x 10'10" (3.30m) into recess. Laminate wood effect flooring. Radiator. Obscure glass panelled double opening doors lead to:

SITTING ROOM

12'8" (3.86m) into bay x 12'4" (3.76m) into recess. Radiator. Fireplace recess with raised hearth. Television aerial point. uPVC double glazed bay window to front aspect.

From inner hallway, doorway opens to:

KITCHEN/BREAKFAST ROOM

14'5" (4.39m) x 8'5" (2.57m) maximum reducing to 7'0" (2.13m). A modern kitchen comprising a range of matching base, drawer and eye level units with marble effect roll edge work surfaces, incorporating breakfast bar. Fitted oven. Four ring gas hob with tiled splashback and filter/extractor hood over. Recess for upright fridge freezer. Plumbing and space for washing machine. 1½ bowl sink unit with single drainer and mixer tap. Tiled floor. Inset LED spotlights to ceiling. Wall mounted boiler serving central heating and hot water supply. Large serving hatch to dining room. Part glass panelled door leads to:

REAR LOBBY

Inset LED spotlight to ceiling. Part obscure uPVC double glazed door providing access to rear garden. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin set in vanity unit with cupboard space beneath. Half tiled wall surround. Tiled floor. Obscure uPVC double glazed window to rear aspect.

From dining room, double glazed sliding patio door leads to:

CONSERVATORY/HOBBIES ROOM

8'0" (2.44m) x 7'0" (2.13m). With power and light. Double glazed sliding patio door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Door to:

BEDROOM 1

13'2" (4.01m) x 10'10" (3.30m) into recess. Radiator. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'5" (3.48m) x 12'5" (3.78m) maximum into recess reducing to 8'2" (2.49m). Radiator. uPVC double glazed window to rear aspect with pleasant outlook over neighbouring area. Door leads to:

ENSUITE SHOWER ROOM

Comprising tiled shower area with fitted shower unit. Low level WC. Wash hand basin. Tiled wall surround. Extractor fan.

From first floor landing, door to:

BEDROOM 3

7'10" (2.39) x 7'0" (2.13m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with mixer tap and shower attachment, fitted mains shower unit over 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. Obscure uPVC double glazed window to rear aspect.

From first floor landing there is access to roof space via pull down aluminium ladder.

CONVERTED ATTIC

17'0" (5.18m) x 9'4" (2.84m) excluding eaves/storage space. A fully boarded roof space with access point to eaves/storage space. Power and light. Large double glazed Velux window to rear aspect with pleasant outlook over neighbouring area.

OUTSIDE

To the front of the property is an enclosed walled garden mostly laid to paving for ease of maintenance. Raised flower/shrub bed. Access to the front door. The rear garden again is mostly laid to paving for ease of maintenance with flower/shrub beds and water tap. Enclosed to all sides. A rear gate provides pedestrian access. Side courtesy door providing access to:

SINGLE GARAGE

With up and over door providing vehicle access. Power and light. Access via rear service lane.

**TENURE
FREEHOLD**

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.

**REFERENCE
CDER/0517//AV**



Floor plan for illustration purposes only – not to scale

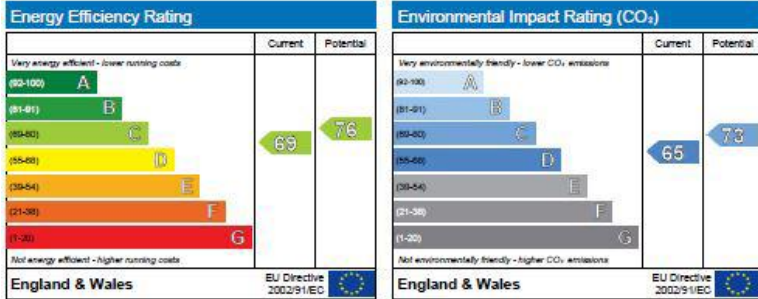
Energy Performance Certificate



Hamlin Lane
EXETER
EX1 2SB

Dwelling type: Mid-terrace house
Date of assessment: 15 July 2008
Date of certificate: 16 July 2008
Reference number: 0244-2895-6236-0198-1485
Total floor area: 85 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	241 kWh/m ² per year	187 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	2.7 tonnes per year
Lighting	£75 per year	£38 per year
Heating	£376 per year	£327 per year
Hot water	£124 per year	£94 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient product. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

