



£375,000  
14 Hamilton Road, Exmouth, Devon, EX8 2LT





**A highly individual and extended detached bungalow in a sought after location with a private garden.**

- **Spacious Sitting/Dining Room.**
- **Conservatory.**
- **Modern Kitchen.**
- **Two good size Bedrooms-one incorporating a small kitchen area.**
- **Two Bathroom /WC's.**
- **Gas Central Heating and UPVC Double glazing.**
- **Large Garage and Driveway parking for at least two cars.**
- **Beautiful private rear garden with a substantial summer house/potential home office, workshop, shed and greenhouse.**
- **Convenient for local shops, schools and bus routes.**
- **EPC - F**

### **IN MORE DETAIL...**

This really is a unique detached bungalow which offers spacious accommodation that has been extended over the years. The accommodation has an enclosed entrance vestibule leading to a reception hall and inner hall. Doors then lead to the accommodation and a large garage having useful built-in cupboards. The living accommodation offers a generous size sitting/dining room, conservatory, modern kitchen, side lobby/porch, two good size bedrooms and two bathroom/WC's. The second bedroom also has a small kitchen area. Other features include gas central heating and UPVC double glazing. Externally to the front of the property is a brick paved driveway with space for at least two cars and to the rear is a beautiful private garden mainly laid to lawn with various shrubs, trees and a private tucked away paved patio area at the top of the garden. There is also a substantial summer house/potential home office with power, light and heating. There is also a workshop, shed and greenhouse.

### **BEAR IN MIND...**

There maybe some development opportunity, subject to the necessary planning permission and building regulation consents.

## LOCATION

The bungalow is located approximately 1.2 miles from the town centre and seafront. There is a good range of local shops at nearby Littleham cross as well as larger supermarkets such as Tesco and Lidl. There are local bus services within the area and the property is within walking distance of local schools and Phear Park.

## MEASUREMENTS...

**SITTING/DINING ROOM** 18' 10" (5.74m) x 14' 6" (4.42m): Maximum measurements

**CONSERVATORY** 9' 11" (3.01m) x 11' 9" (2.57m)

**KITCHEN** 11' 0" (3.36m) x 9' 0" (2.74m) & 11' 1" (3.37m) x 4' 10" (1.48m)

**BEDROOM 1** 12' 8" (3.85m) x 11' 6" (3.50m)

**BEDROOM 2** 18' 3" (5.55m) x 10' 0" (3.05m)

**MAIN BATHROOM/WC** 9' 11" (3.02m) x 4' 11" (1.5m)

**BATHROOM/WC** 7' 7" (2.3m) x 4' 9" (1.44m)

**GARAGE** 24' 5" (7.43m) x 16' 0" (4.87m)

**SUMMERHOUSE/HOME OFFICE** 15' 5" (4.71m) x 11' 6" (3.5m)

**WORKSHOP** 11' 9" (3.57m) x 5' 3" (1.61m)

**SHED** 5' 9" (1.74m) x 3' 11" (1.2m)

**GREENHOUSE** 8' 2" (2.48m) x 8' 2" (2.5m)



**TENURE:** Freehold

**COUNCIL TAX:** Band C - £2,064.60

**SERVICES:** All main services are connected.

**WHAT3WORDS** ///noting.jams.melt



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

