



## 5 Hamilton Avenue

Exeter, EX2 6BQ

A 3 bedroom mid terrace house quietly situated in popular cul-de-sac with excellent transport links. The property is currently offered in dated condition and will require significant investment to refurbish and modernise. The property has easy access to all main transport routes and is likely to appeal to first time buyers or the rental market. A sizeable rear garden comes with rear pedestrian access and a garage can be found in block close by.

Guide Price £240,000

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- NO ONWARD CHAIN
- Kitchen
- Gas Central Heating & uPVC Double Glazing
- Garage in Block Close By
- Lounge/Diner
- 3 Bedrooms
- Good Size Rear Garden
- Garden Room
- Bathroom
- Residents' On Street Permit Parking

## Lounge/Dining

### Lounge

14'9" x 11'6" (4.51m x 3.52m)

### Dining Area

9'11" x 7'10" (3.03m x 2.41m)

### Kitchen

7'9" x 6'9" (2.38m x 2.08m)

### Garden Room

9'4" x 6'5" (2.87m x 1.98m)

### Rear Lean-to

7'1" x 7'3" (2.16m x 2.23m)

### Bedroom 1

11'6" x 11'5" (3.52m x 3.50m)

### Bedroom 2

11'5" x 10'5" (3.50m x 3.18m)

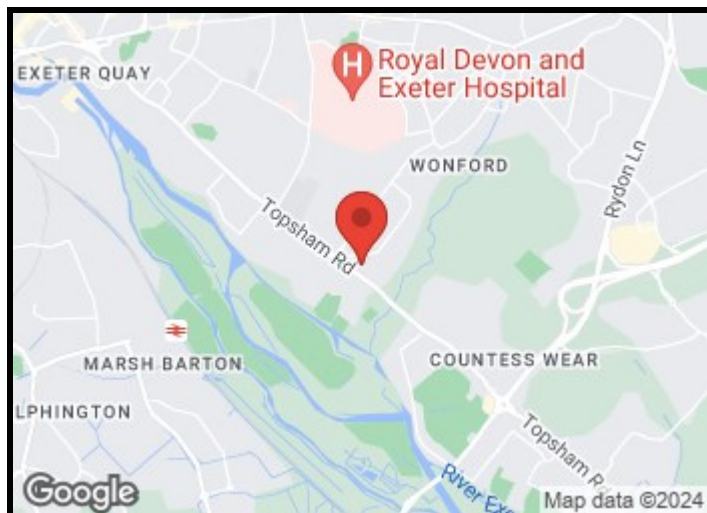
## Bedroom 3

8'1" x 6'7" (2.47m x 2.03m)

## Bathroom

6'3" x 5'7" (1.92m x 1.72m)

## Garage



[Directions](#)





# Floor Plan



**Ground Floor**

**First Floor**

Total area: approx. 83.9 sq. metres (903.5 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

**5 Hamilton Avenue, Exeter**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	87
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	