



Hamlin Gardens Exeter

Connells

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Entrance Porch

Entrance Hall

Wall mounted radiator, airing cupboard, loft access.

Living Room

16'4" x 12'5" (4.98m x 3.78m)

Double glazed front aspect window, carpeted, double glazed door to front, TV point, wall mounted radiator.

Kitchen

9'9" x 9'8" (2.97m x 2.95m)

Wall and base units, built in electric oven with gas hobs and hood, partially tiled walls, space for appliances, stainless steel sink and drainer.

Bedroom 1

13'1" x 11'2" (3.99m x 3.40m)

Double glazed front aspect window, wall mounted radiator, carpeted.

Bedroom 2

12'5" x 9'5" (3.78m x 2.87m)

Double glazed door accessing the rear garden, double glazed rear aspect window, carpeted, wall mounted radiator.

Bedroom 3

10'5" x 8'9" (3.17m x 2.67m)

Double glazed front aspect window, carpeted.

Bathroom

Full length bath with mains shower, partially tiled walls, two double glazed rear aspect windows, low level WC, wash hand basin, spotlights, wall mounted radiator.

Front Garden

Lawn, driveway.

Rear Garden

A sunny east-facing garden with patio, enclosed decking, lawn, outside tap.

Garage/Workshop

L-shaped, with up and over door, power, lights, double glazed door accessing the rear garden. Currently used as a workshop.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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A three bedroom link detached bungalow with spacious front and rear gardens in the sought after location of Heavitree.

Tenure: Freehold

EPC Rating: C

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To view this property please contact us on

01392 221 331

or email exeter@connells.co.uk

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