



Connells

Hazel Road
Exeter

Hazel Road
Exeter EX2 6HN



Property Description

A SEMI-DETACHED HOUSE in a great family location perfect for access to the R, D & E, schools, shops, transport links and amenities. The property has been maintained to a high standard including recently fitted windows and doors. The property has been maintained to a high standard including recently fitted windows and doors. Nestled in the heart of Wonford, Exeter, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. With no onward chain, you can settle in quickly and effortlessly. The property is ideally located just a stone's throw from the local hospital, while also being within easy reach of shops and schools, making it an excellent choice for families.



Entrance Hall

Under stairs cupboard.

Living Room

18' 1" max x 11' 9" max (5.51m max x 3.58m max)
Double glazed front and side aspect windows, wall mounted radiator.

Kitchen

11' 3" x 8' 1" (3.43m x 2.46m)
Double glazed door and window to rear, boiler, wall and base units, work surfaces, plumbing for washing machine, stainless steel sink unit, electric oven, gas hob with extractor over.

Downstairs Bathroom

Double glazed obscured rear aspect window, bath, electric shower, low level toilet, wash hand basin, fully tiled, wall mounted radiator.

Landing

Double glazed rear aspect window, airing cupboard, access to loft.

Bedroom 1

11' 9" x 10' 4" (3.58m x 3.15m)
Two double glazed front aspect windows, wall mounted radiator.

Bedroom 2

11' 4" x 7' 10" (3.45m x 2.39m)
Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

10' x 6' 6" (3.05m x 1.98m)
Double glazed front aspect window, wall mounted radiator.

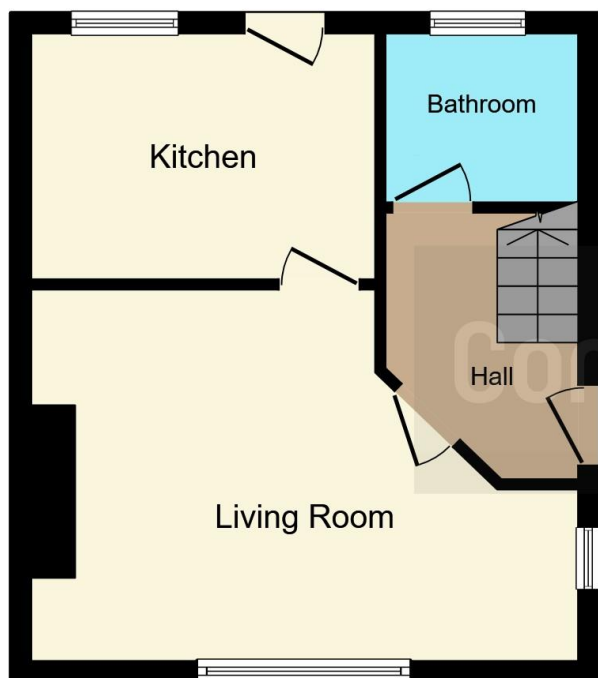
Front Garden

Lawn and hedges.

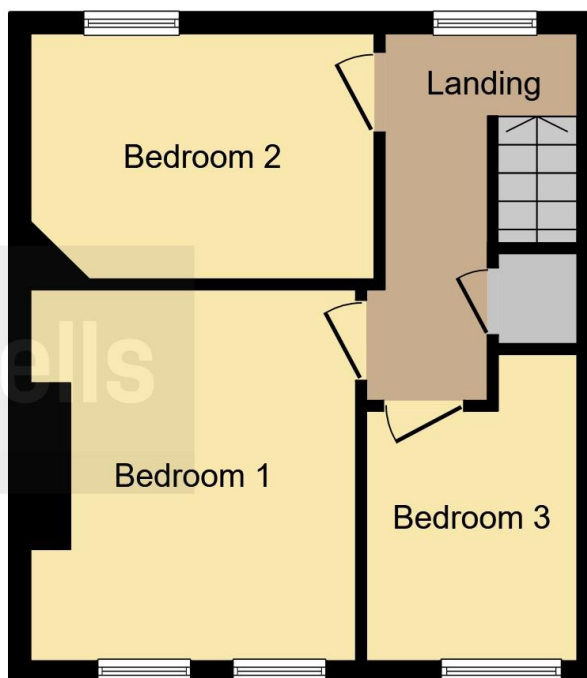
Rear Garden

Rear garden with patio, law, small shed and side access.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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8-9 South Street
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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/EXR316698



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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