



Connells

Hawthorn Road
Exeter



Property Description

A 3 bedroom SEMI DETACHED HOUSE in a fantastic location near the R, D & E Hospital, local shops, amenities and transport links, offered to the market with no onward chain, this home is in the sought after location of Wonford and great for buyers looking to put their own stamp on a home, the house offers excellent potential throughout. This property is ideally located for hospital staff, families, investors alike and the schools are easily accessible. A fantastic opportunity to create a comfortable family home or a strong rental investment in a highly convenient location.



Agents Note

There is an easement on the title, please enquire with the agent.

Entrance Hall

Double glazed door to side, under stairs cupboard, double glazed obscured door to side.

Living Room

17' 6" x 11' 9" (5.33m x 3.58m)

Double glazed front and side aspect window, gas fire, laminate floor, wall mounted radiator.

Kitchen

11' 3" x 7' 9" (3.43m x 2.36m)

Rear aspect window and door, base units, work surfaces, stainless steel sink unit with double drainer, gas cooker point.

Conservatory

13' 3" x 6' 7" (4.04m x 2.01m)

Double glazed obscured door to rear, plumbing for washing machine, base units.

Wet Room

Double glazed obscured rear aspect window, access to loft, electric shower, low level toilet, wash hand basin, tiling, extractor fan.

Landing

Double glazed rear aspect window, loft access.

Wet Room

Double glazed obscured rear aspect window, electric shower, low level toilet, wash hand basin, tiling, extractor fan.

Bedroom 1

9' 3" x 11' 9" (2.82m x 3.58m)

Two double glazed front aspect windows, built-in wardrobes, wall mounted radiator.

Bedroom 2

11' 3" x 7' 9" (3.43m x 2.36m)

Rear aspect window, built-in wardrobes.

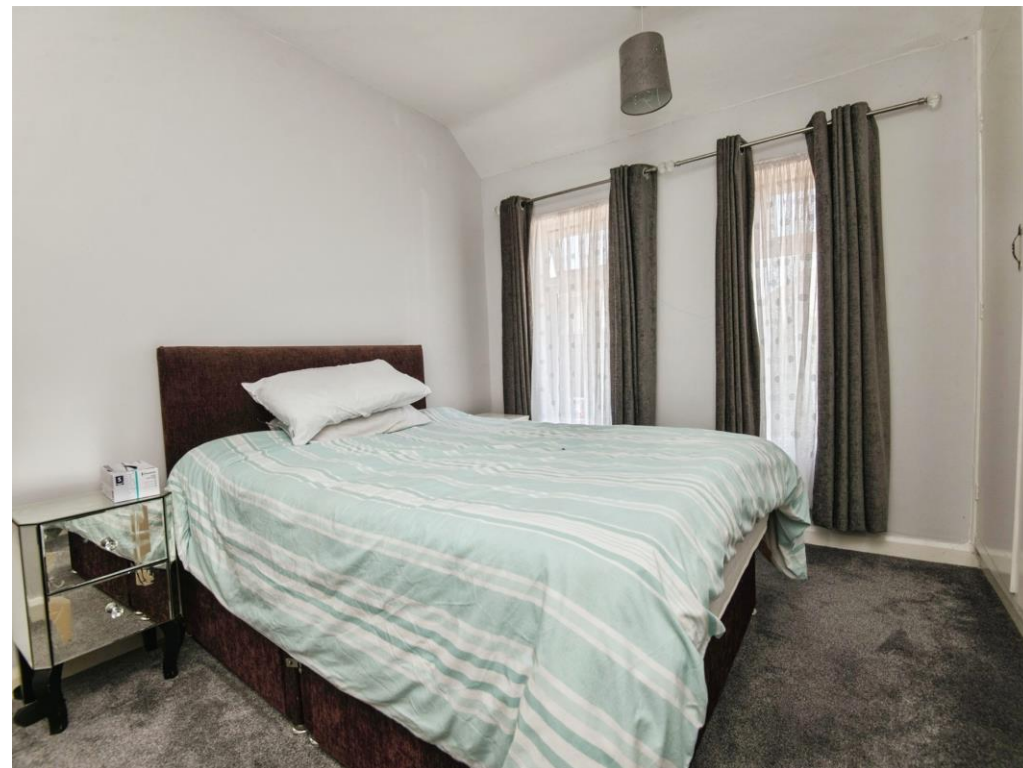
Bedroom 3

8' 8" x 6' 7" (2.64m x 2.01m)

Double glazed front aspect window, wall mounted radiator.

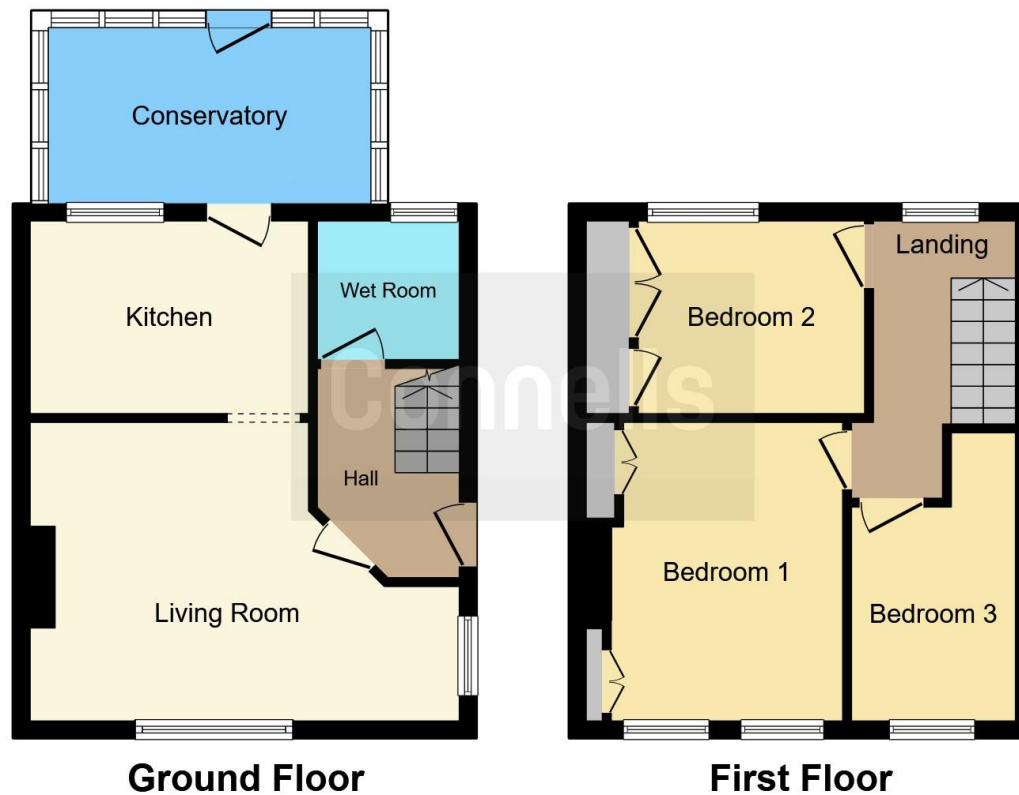
Outside

Shared driveway to parking, front paved area. Rear paved garden with shed.









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

To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316724



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: EXR316724 - 0002