



# HAMLIN LANE

HEAVITREE, EXETER, EX1 2SQ



**Robert Williams**

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“A two bedroom with loft room terraced home located in the popular area of Heavitree close to St Michaels Primary school”.





# HAMLIN LANE

HEAVITREE, EXETER, EX1 2SQ

**A two bedroom terraced home with loft room and courtyard garden benefitting from gated access out to the Heavitree Pleasure ground, located in a popular residential area close to St Michaels Primary school. The house is being sold with no onward chain.**

## The Property-

The internal accommodation features on the ground floor two reception rooms and modern kitchen with garden room off to one side and to the rear downstairs WC with the wall mounted gas boiler.

The first floor consists of two bedrooms and mid landing modern bathroom, the loft room/third bedroom is located on the second floor and has access to eaves storage.

## The Location-

Hamlin Lane is located in Heavitree, on the eastern side of Exeter, a cathedral and university city. The property is just over a mile from the city centre and within easy reach of the RD&E Hospital, while benefiting from local amenities such as public houses, Co-Op and Waitrose supermarkets, a doctor's surgery, a post office, and independent cafes and restaurants. Local primary schools include Ladysmith Nursery/Primary and St Michael's Academy. The M5 is easily accessible to the east of the city at junction 29, which connects to the A30 and A38 trunk roads. There are two mainline railway stations offering regular services to London

2  bedrooms 1  bathrooms  
2  receptions 0  car spaces

**Local Authority:** Exeter Council

**Council Tax Band:** B

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D







## Hamlin Lane

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft

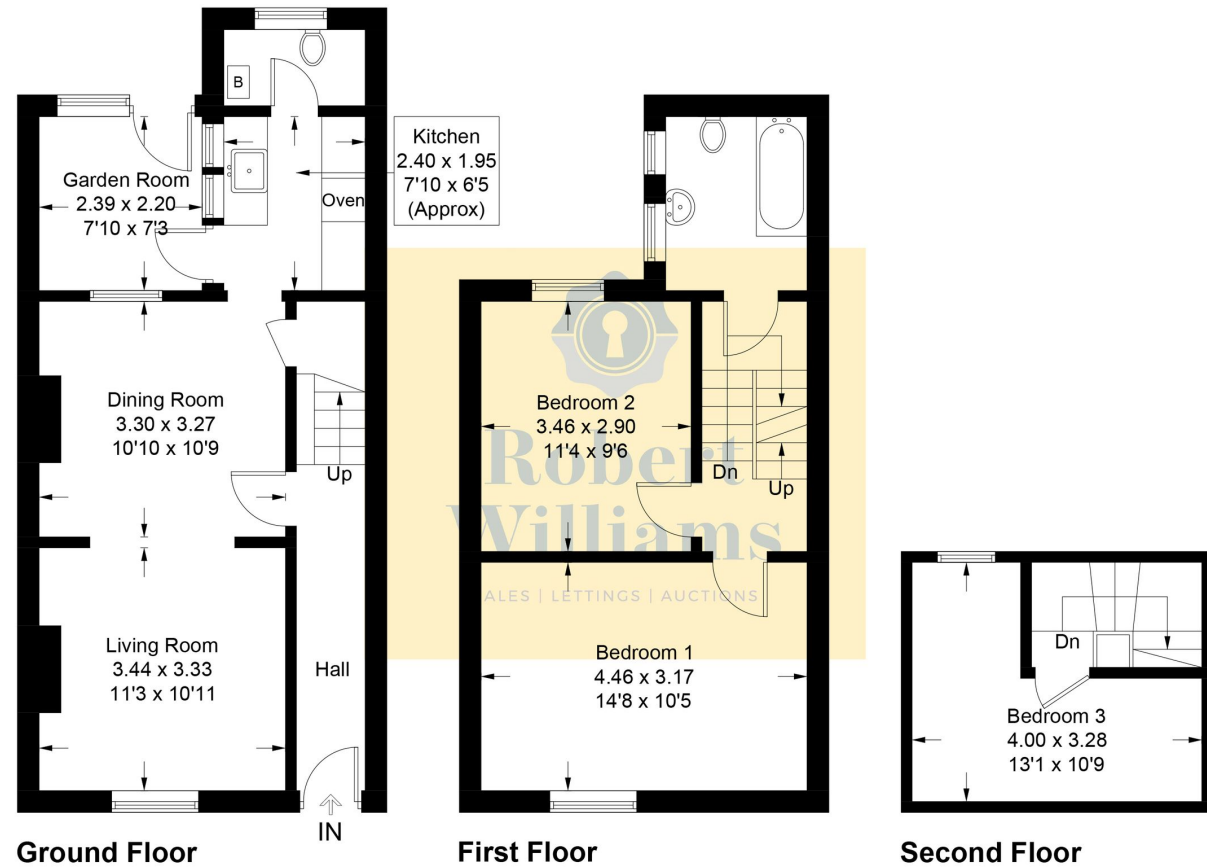


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210616)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.