



East of **EXE**
ESTATE AGENTS

Hamlin Lane
Exeter £425,000

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This four-bedroom period property, steeped in history and character, was once a local convenience store and sweet shop, likely dating to the Victorian era. Set on the corner of Hamlin Lane and Roseland Gardens, it is just a short walk from Heavitree Pleasure Grounds. With versatile living spaces, charming period features, and an enclosed courtyard garden, this home offers a unique blend of history and comfort.

Four Bedrooms | Sitting Room | Dining Room |
Galley Kitchen | Study | Bathroom and Shower Room
| Private Courtyard Garden | Garage | Desirable &
Convenient Location |

LOCATION

Situated in the heart of Heavitree, this property is ideally located within walking distance of Heavitree town centre and the Royal Devon & Exeter Hospital (RD&E). Just two minutes away, St. Michael's Academy and South Lawn Medical Practice offer convenient amenities for families and residents. Heavitree Pleasure Grounds are also a short walk away, offering a scenic space for dog walking and children's play areas, making this location perfect for enjoying a vibrant local lifestyle.

DESCRIPTION

The property opens with a glazed entrance porch leading into a sunroom that spans the side of the house. A door from the porch leads to a small hall. To the left, the sitting room is bathed in light from its double-aspect windows and features an inset gas fire with a marble hearth, matching surround, and a white decorative mantle.



Opposite the hall, the dining room offers another characterful space with an arched cove, an inset gas fire with a marble hearth, and exposed floorboards. Adjacent to the dining room is a study or office, which connects to a fourth ground-floor bedroom with access to the central courtyard. This section could be reimagined to suit different living arrangements.

The galley kitchen features blue shaker-style cabinets, solid wood countertops, a white ceramic sink, and white metro tile backsplash. A window overlooks the central courtyard, highlighted by a striking potted palm tree. A ground-floor bathroom completes this level, fitted with a bath and overhead shower, white WC, and basin.

Upstairs, the landing leads to bedroom one, which has triple-aspect windows and a small dressing area over the stairs. Bedroom two also enjoys double-aspect windows and exposed floorboards. A bathroom with a shower cubicle, white WC, and basin is also located on this floor.

The loft houses bedroom three, a cozy room with sloped ceilings and under-eaves storage, adding character and charm to this inviting home.



GARDEN AND GROUNDS

The front garden is accessed via a metal gate and enclosed with mature bushes for privacy. Paved slabs surround a central tree, creating a tranquil entrance space. The rear courtyard garden is laid with gravel and stepping-stone-style paving, with a potted palm tree as its central feature. The garden extends to a larger area with an array of flowering pots and planters. There is access to the rear of the garage and a door leading to a service lane.

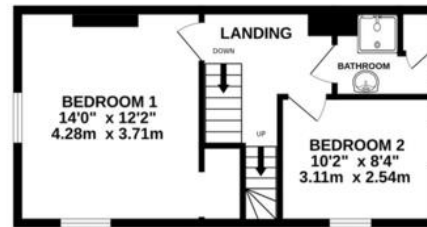


2ND FLOOR
208 sq.ft. (19.3 sq.m.) approx.

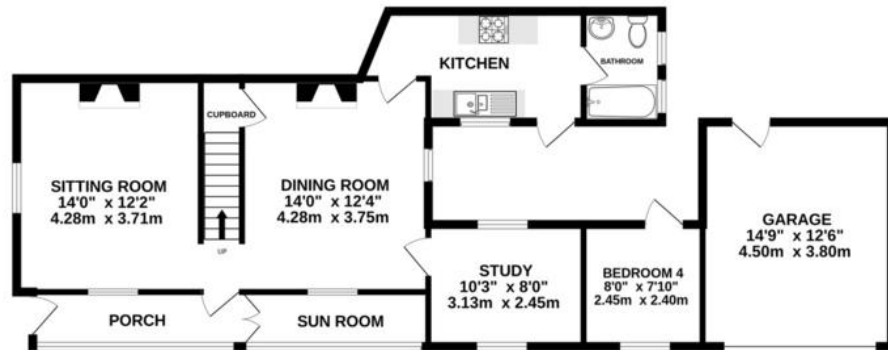


Awaiting EPC

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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