

## 14 Hampshire Close, St Thomas, Exeter, EX4 1NA



Situated in a peaceful cul-de-sac, this delightful two bedroom semi-detached bungalow offers comfortable single-level living in a well-established residential area. Perfect for downsizers, first-time buyers, or anyone seeking a quiet and convenient location. The accommodation benefits from an entrance hall, lounge, kitchen, two double bedrooms, shower room, enclosed rear garden, garage and off road parking. Viewing is highly recommended.

**Offers in the Region of £315,000   Freehold   DCX02899**

# 14 Hampshire Close, St Thomas, Exeter, EX4 1NA

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via a uPVC part frosted side door, side aspect uPVC double glazed window, doors to the lounge, kitchen, bedroom one, bedroom two, shower room,, storage cupboard, tiled flooring, telephone point, radiator.

### Lounge 17' 6" x 11' 10" (5.343m x 3.618m)

Rear aspect uPVC double glazed windows, uPVC double glazed french doors lead out to the decking and rear garden, gas flame affect fireplace with a marble surround and hearth, television point, coved ceiling and a radiator.



### Kitchen 10' 10" x 8' 11" (3.300m x 2.710m)

Rear aspect uPVC double glazed window with a view over the rear garden, fitted range of eye and base level units with stainless steel sink with a mixer tap and single drainer, rolled edge work surfaces, part tiled walls, integrated double oven and hob with an extractor fan above, plumbing for a washing machine, further appliance space, uPVC double glazed door leads to the side of the property, storage cupboard and a radiator.



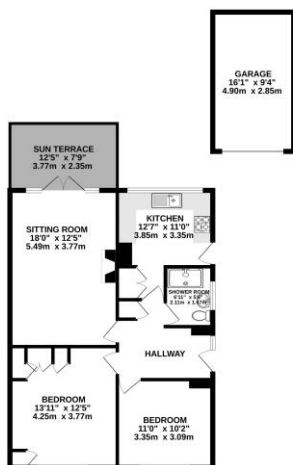
### Bedroom One 13' 8" x 12' 1" (4.172m x 3.673m)

Front aspect uPVC double glazed window, fitted wardrobes with hanging space and shelving, coved ceiling and a radiator.





GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.  
We have every effort to ensure the accuracy of the floor plan and measurements. However, we cannot be held responsible for any errors or omissions. The floor plan is for information only and should not be used as a basis for any legal proceedings. The floor plan is not a contract and should not be used as a basis for any legal proceedings. The floor plan is not a contract and should not be used as a basis for any legal proceedings.

### Bedroom Two 9' 10" x 10' 9" (2.999m x 3.269m)

Front aspect uPVC double glazed window, built in wardrobes with hanging space and shelving, coved ceiling and radiator.



### Shower Room

Side aspect uPVC frosted double glazed window, three piece suite benefiting from a walk in shower, low level WC, wash hand basin with a mixer tap, part tiled walls, heated towel rail.



### Rear Garden

Private enclosed well stocked rear garden, raised decked area with views over the city, steps to the low maintenance paved area with mature trees and shrubs, storage shed/summer house, gate leads to the driveway and garage.



### Garage

Full length garage with a metal up and over door.

### Front and side gardens

Off road parking for three cars and pedestrian access to the front door, well stocked front garden with mature trees and shrubs.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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# Energy performance certificate (EPC)

|                                         |                           |                     |                          |
|-----------------------------------------|---------------------------|---------------------|--------------------------|
| 14 Hampshire Close<br>EXETER<br>EX4 1NA | Energy rating<br><b>C</b> | Valid until:        | 20 November 2035         |
|                                         |                           | Certificate number: | 9320-2610-2590-2825-8681 |

Property type

Semi-detached bungalow

Total floor area

70 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)