





Property Description

Situated on Hamlin Lane, this three-bedroom terraced home offers a practical and appealing layout, making it an ideal addition to any investment portfolio. The property is being sold with a tenant in situ and is available as an ongoing investment opportunity.

The ground floor provides a generous open-plan lounge and dining area, creating a versatile living space with plenty of room for both relaxation and entertaining. Adjacent to this is a separate kitchen, complemented by a useful utility area and direct access to the rear garden.

On the first floor, the accommodation comprises three well-sized bedrooms and a family bathroom, offering comfortable living arrangements throughout.

Externally, the property benefits from easy-maintenance gardens to both the front and rear, predominantly laid with patio and enhanced by a variety of established shrubs. The enclosed rear garden features fenced boundaries and double gates to the rear, providing the option to create secure off-road parking within the garden if desired.

Offering good-sized accommodation, attractive outside space, and an existing tenancy, this property represents a fantastic investment opportunity.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Living Room

Double glazed front aspect window, wall mounted radiator.

Dining Room

Double glazed rear aspect window, boiler.

Kitchen/ Utility

Double glazed rear aspect window, door to side, wall and base units, work surfaces, oven, gas hob with extractor over, sink unit, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, fitted wardrobe, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, fitted wardrobes, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

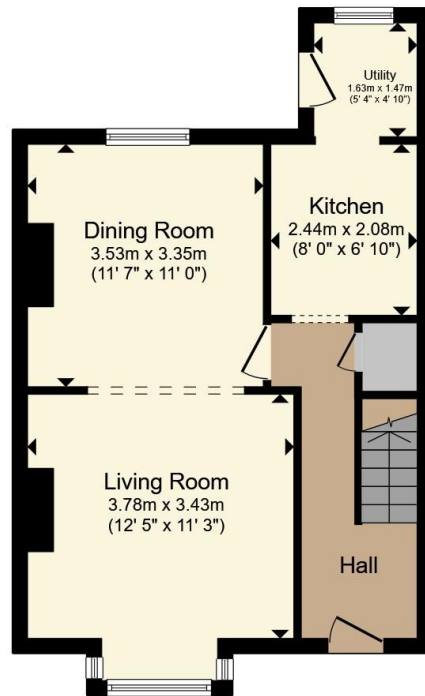
Bathroom

Double glazed rear aspect window, bath with shower over, low level toilet, wash hand basin, wall mounted radiator.

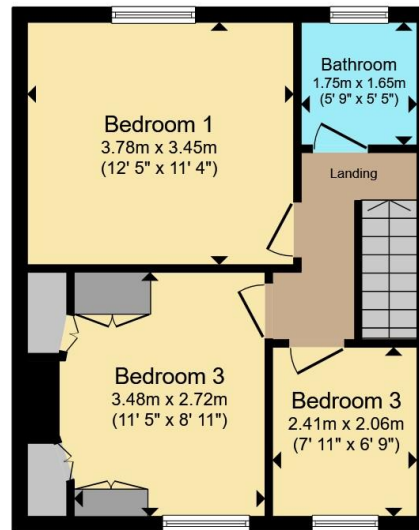
Rear Garden

Patio garden with gate to rear.





Ground Floor



First Floor

Total floor area 81.4 m² (876 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/EXR318224

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR318224 - 0002