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77 Hazel Road, Exeter, Devon, EX2 6H2



SOUTHGATE
— ESTATES —

£235,000





77 Hazel Road, Exeter, Devon, EX2 6HQ

A three bedroom semi-detached house situated in a popular residential area of Exeter, offered for sale with no onward chain. The property benefits from a driveway providing off-road parking, a rear garden with direct access onto the adjoining park, as well as views over the park from the rear of the house.

Hazel Road enjoys a range of local amenities and transport links available nearby. The city centre is within easy reach, offering an extensive range of shops, cafés, restaurants and leisure facilities, whilst the surrounding area provides access to a number of parks and open spaces.



Ground Floor An entrance hallway provides access to the living room, kitchen and bathroom, with stairs rising to the first floor, incorporating storage below. The living room features a fireplace, and windows to the front and side aspects, providing a good degree of natural light. The kitchen is fitted with a range of matching wall and base units with worktops over, a tiled splashback and a stainless steel sink and drainer. Space is provided for an oven with extractor hood over, washing machine and fridge freezer. A window overlooks the rear garden and a door leads directly outside. Lastly on the ground floor, the bathroom comprises a bath with shower over, a pedestal wash basin, and close-coupled WC, together with a frosted window to the rear aspect.



First Floor The first floor landing has a window to the rear aspect with views over the garden and adjoining park, along with doors leading to all three bedrooms and a hatch to the loft. The master bedroom is a good-sized double room with two windows to the front aspect featuring a leafy outlook, whilst bedroom two is a further double bedroom with a window to the rear overlooking the garden and park beyond. Bedroom three is a single room with a window to the front aspect and a useful cupboard over the stairwell.

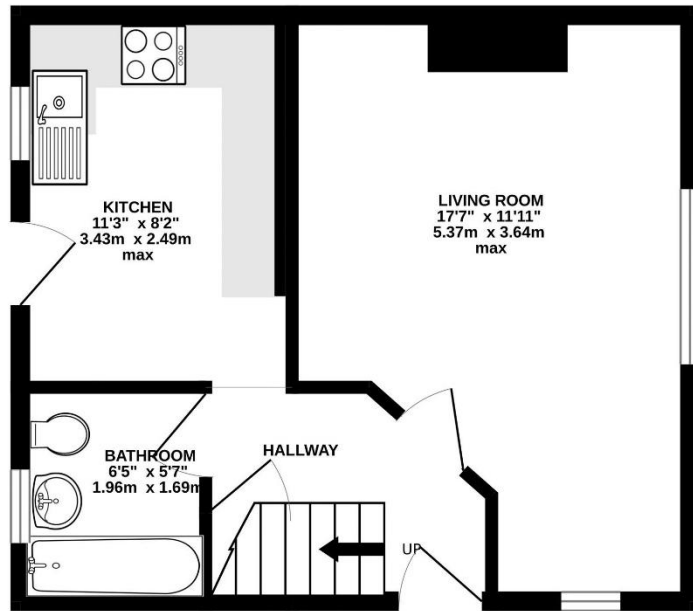
Outside The rear garden is accessed from the kitchen and features a patio area providing space for outdoor seating and dining. A path leads through the garden to the rear, where a gate provides direct access onto the adjoining park. The garden also includes a section of lawn, a number of mature shrubs and a garden shed. To the front of the property is a driveway providing valuable off-road parking.

Property Information Tenure: Freehold. Council tax band: B.

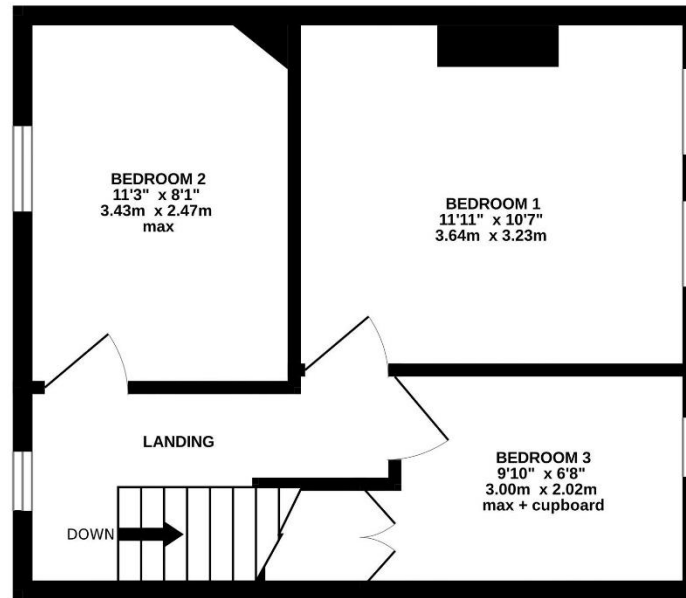
- *3 Bedrooms*
- *Views Across Park*
- *Enclosed Garden with Access to Park*
- *Off-Road Parking*
- *No Onward Chain*
- *Semi-Detached House*



GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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