



## 205 Hamlin Lane Heavitree, Exeter, EX1 2SQ

An exciting opportunity to acquire this charming 4 bedroom end of terrace family sized house located within easy walking distance of local amenities, schools, hospitals and just 300 yards from Heavitree Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. A regular bus service to and from the city centre and the RD&E Hospital is just a few hundred yards away.

Steeped in rich history, this endearing turn-of-the-century home offers more than just period architecture - it tells a story. Originally a sweet shop, this deceptively spacious three storey property was later owned by a prominent gentleman associated with the famed Heavitree Brick Works. Adding a personal touch to its legacy, he named his beloved wife Rose after the neighbouring road, Roseland Crescent, a unique tribute to the connection between the home and its surroundings.

The property benefits from the home comforts of gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the seasons. The ground floor bathroom and the study/music room linking with the 4th bedroom offers extra flexibility to the living accommodation for an independent teenager or elderly relative.

Outside, the property comes with an attractive front garden, spacious garage and a charming rear courtyard garden enjoying plenty of privacy and with gate providing a convenient shortcut to the park; the perfect

**Guide Price £400,000**

# 205 Hamlin Lane

Heavitree, Exeter, EX1 2SQ



- MOTIVATED SELLERS - NO ONWARD CHAIN
- 3 Reception Rooms
- Shower Room (first floor)
- Spacious Garage. Residents' On Street Permit Parking
- CLOSE TO HEAVITREE PARK (300 yds)
- Kitchen & Bathroom (ground floor)
- Gas Central Heating & uPVC Double Glazing
- Entrance Porch & Reading/Sun Room
- 4 Bedrooms (one ground floor)
- Charming Front Garden & Rear Courtyard Garden

## Entrance Porch

11'10" x 4'0" (3.63m x 1.24m)

## Lounge

14'0" x 12'2" (4.28m x 3.71m)

## Dining Room

13'11" x 12'4" (4.26m x 3.77m)

## Study/Music Room

10'3" x 8'0" (3.13 x 2.44m)

## Bedroom 4

8'2" x 7'10" (2.50m x 2.40m)

## Reading/Sun Room

12'7" x 3'4" (3.84m x 1.04m)

## Kitchen

11'6" x 7'3" (3.53m x 2.23m)

## Bathroom

7'7" x 5'0" (2.32m x 1.53m)

## On the First Floor

### Landing

### Bedroom 1

14'0" x 12'2" (4.28m x 3.73m)

### Bedroom 2

10'0" x 8'2" (3.05m x 2.51m)

### Shower Room

6'7" x 5'3" (2.01m x 1.62m)

## On the Second Floor

### Bedroom 3

13'11" x 12'7" (4.26m x 3.86m)

## Courtyard Garden

## Garage

14'9" x 12'5" (4.50m x 3.80m)



Directions



# Floor Plan



**Ground Floor**  
Total area: approx. 140.8 sq. metres (1515.6 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

**205 Hamlin Lane, Exeter**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	