

Hamlin Gardens, EX1

M^{OV}ELI



Hamlin Gardens, EX1

A superb opportunity to acquire a two bedroom flat on the edge of Heavitree, close to amenities with no onward chain. The property has two bedrooms, a large living room, kitchen and shower room.

- A spacious second-floor flat
- Situated on the edge of Heavitree
- Two good-sized bedrooms
- Living room & kitchen
- Shower room & plenty of storage
- Close to local amenities
- Recently redecorated with newly fitted carpets
- No onward chain



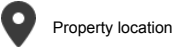
This second floor flat comes to the market for the first time since built and is available with no onward chain. The property is in need of modernisation in places but offers spacious accommodation within close proximity to local amenities. The property has been recently redecorated and had new carpets fitted throughout. The accommodation comprises one good-sized bedrooms, a generous living room, kitchen and shower room. All rooms enjoy bright outlooks over the area. The kitchen is fitted with wall and base units and also has a storage cupboard and window the rear. Completing the accommodation, there is plenty storage throughout the property including a large cupboard from the hall, an airing cupboard from the living room and a pantry/store in the kitchen.

Hamlin gardens is situated on the edge of Heavitree and gives easy access to amenities at Polsloe Bridge, including the train station that leads to the city centre in one direction and Exmouth in the other. The building has plenty of green space around it and a regular bus service.

Overall, this property represents a great opportunity to acquire a conveniently located flat and would make a fantastic first time or investment purchase.



LOCATION



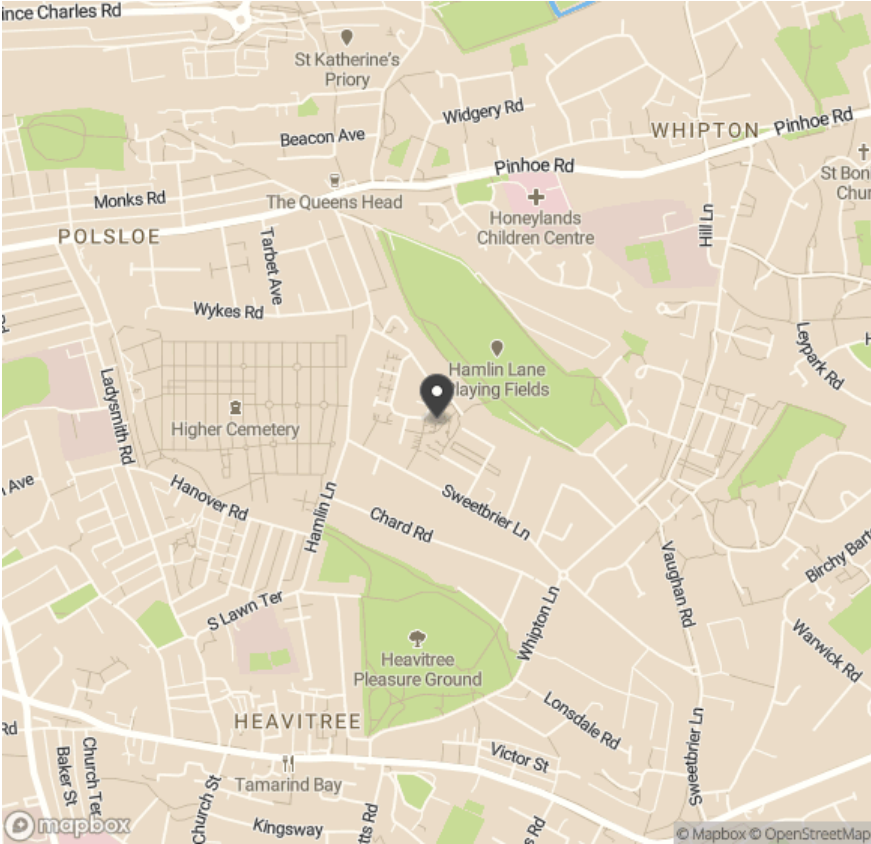
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **TBC**

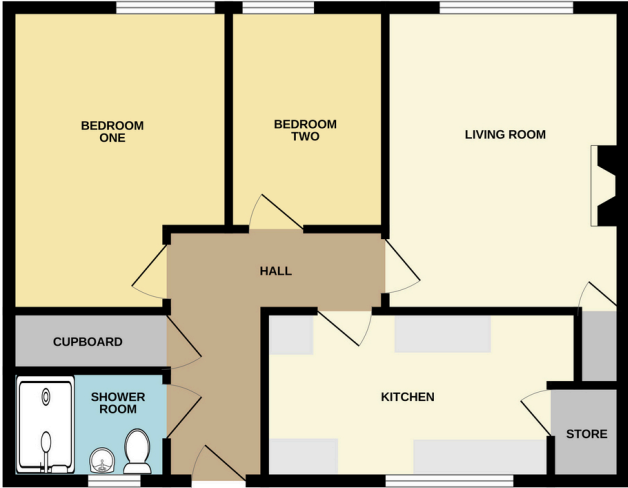
Potential: **TBC**

FLOOR PLAN

611 sq ft (56 sq m)



SECOND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.
While 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, fixtures and fittings shown have not been visited and no guarantee is given to their operation or existence over the years.
Made with Metreage ©2025

Important notice: Movelli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com



Chris Heal

For viewings, further information or a free property valuation contact:

📞 07513 649 554 | 020 3150 0733

✉️ cheal@moveli.co.uk