



Connells

Hazel Road
Exeter

Hazel Road
Exeter EX2 6HQ

for sale guide price
£230,000



Property Description

GUIDE PRICE £230,000 - £240,000

Located on Hazel Road, this well-presented three-bedroom semi-detached home enjoys a wonderful position backing directly onto attractive parkland, with the added benefit of private gated access from the rear garden opening onto the nearby park.

The accommodation begins with an extended porch area leading into a welcoming entrance hall. The ground floor benefits from a modern family bathroom and a spacious lounge/dining room, providing an excellent space for everyday living and entertaining. The adjoining kitchen is well-appointed and offers direct access to the rear garden. Upstairs, the property features three generously sized bedrooms, all enjoying good natural light and offering flexible accommodation for families, guests or those working from home. Outside, the rear garden is a particular feature of the property, offering a private and enclosed space with a large decking area ideal for outdoor dining and relaxation. A lawned garden provides plenty of room for children to play, while a useful workshop could offer conversion to a home office. Residents' permit parking is available on the road.

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.

Entrance Porch

Double glazed side aspect window.

Entrance Hall

Under stairs storage.

Living Room

Double glazed front aspect window, internal window to hall, wall mounted radiator.

Kitchen

Double glazed rear aspect window and door to garden, wall and base units, work surfaces, sink unit, oven and hob with extractor over, boiler cupboard, space for appliances.

Downstairs Bathroom

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

Bedroom 1

Two double glazed front aspect windows, fitted storage, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

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

Rear Garden

Large decked area, lawn, garden shed, rear gate to park.

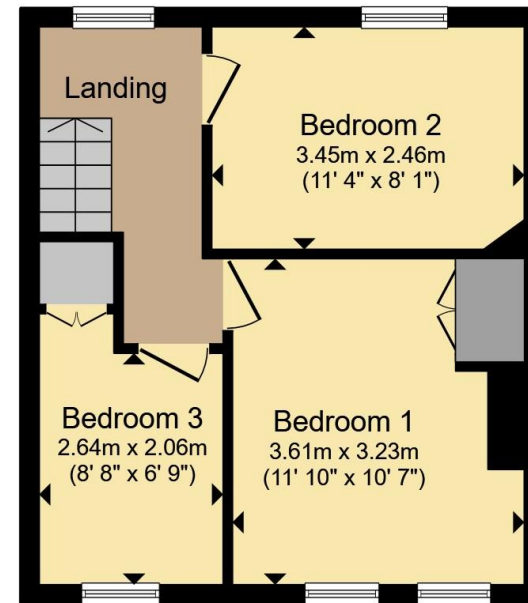








Ground Floor



First Floor

Total floor area 70.1 m² (754 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



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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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.

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