

# HUNTERS®

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## Hamlin Lane

Exeter, EX1 2SA

Offers Over £360,000



Council Tax: C





# 8a Hamlin Lane

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## Hallway

Stairs to the first floor, door to the WC, door to a storage cupboard, doors to both the kitchen/dining room and the lounge.

## WC

5'1" x 2'9" (1.55m x 0.86m)

Low level WC, hand basin, radiator.

## Kitchen/dining room

18'10" x 9'8" (5.75m x 2.95m)

Space for a dining table, low and high level cupboards, horizontal finish work surfaces, island style unit section to segregate the kitchen and dining spaces, single bowl sink and drainer, induction hob, eye level double oven and grill, extractor fan, space for a washing machine, integrated dishwasher and fridge freezer, radiator, sliding doors to the rear garden, window to the rear aspect.

## Lounge

13'2" x 12'2" (4.02m x 3.71m)

Bay window to the front aspect, radiator, feature fire place.

## Landing

Doors to all bedrooms and the family bathroom, access to the roof space.

## Master bedroom

10'3" x 12'0" (3.13m x 3.68m)

Window to the rear aspect, radiator.

## Bedroom two

11'3" x 10'9" (3.43m x 3.28m)

Window to the front aspect, radiator.

## Bedroom three

6'9" x 9'10" (2.07m x 3.02m)

Window to the front aspect, built in wardrobe, radiator.

## Bathroom

9'7" x 7'8" (2.94m x 2.34m)

Slightly obscured window to the rear aspect, walk in shower, bath, low level WC, hand basin and built in vanity/ storage unit.

## Garage

18'6" x 20'3" (5.64m x 6.18m)

Substantial double garage with roller door access as well as personal access door, door to the workshop areas.

## Workshop one and two

18'6" x 7'0" (5.65m x 2.15m)

Two spaces giving amazing versatility, workshop one has lighting with workshop two benefitting from lighting and power.

## Outside

To the front of the property, the property boasts off road parking for multiple cars, with surrounding wall.

To the rear of the property is an easy to maintain beautiful fully enclosed garden, there is a gate giving access to the garage and workshops, the garden has a large patio area for those long summer nights of entertaining, the patio and pathway are made up of porcelain tiles with the main part of the garden laid to artificial grass, there are planted borders with mature shrubs and flowers.

Welcome to this charming house located on Hamlin Lane in the vibrant city of Exeter. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

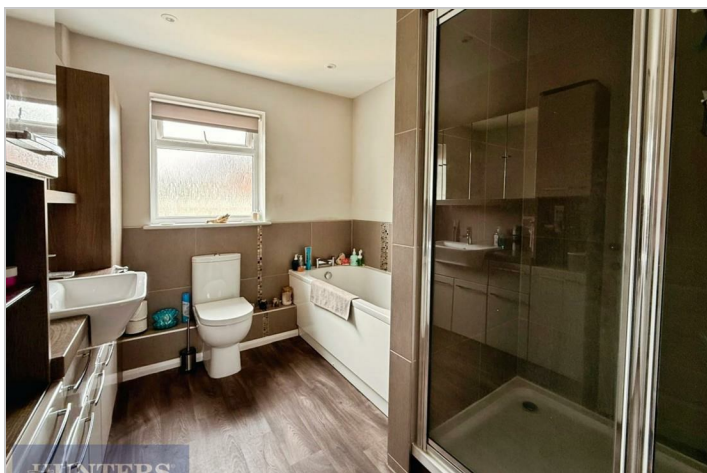
One of the standout features of this property is the modern kitchen and bathrooms, which have been thoughtfully designed to meet contemporary standards while providing a warm and welcoming atmosphere. The good room sizes throughout the house ensure that you will have ample space to live comfortably.

The property is situated in a good location, offering excellent transport links and easy access to local amenities, making daily life convenient and enjoyable. For those who require additional storage or workspace, the large garage and workshop area provide a fantastic solution.

Off-road parking is available for multiple cars, ensuring that you and your guests will never have to worry about finding a space. The enclosed rear garden offers a private outdoor retreat, perfect for relaxing or entertaining during the warmer months.

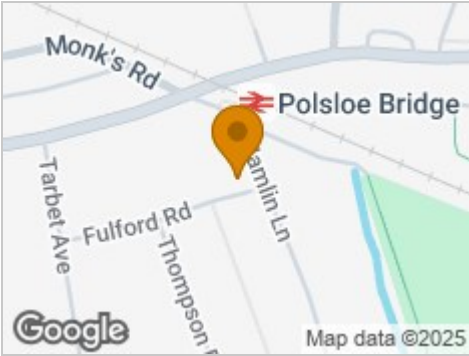
In summary, this house on Hamlin Lane presents a wonderful opportunity to acquire a spacious and modern family home in a sought-after area of Exeter. With its excellent features and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this property your own.

- Substantial garage with workshop area
- Off road parking for multiple cars
- Modern bathroom with separate shower
- Open plan kitchen dining room
- Modern kitchen
- Enclosed easy to maintain rear garden
- Good room sizes





Road Map



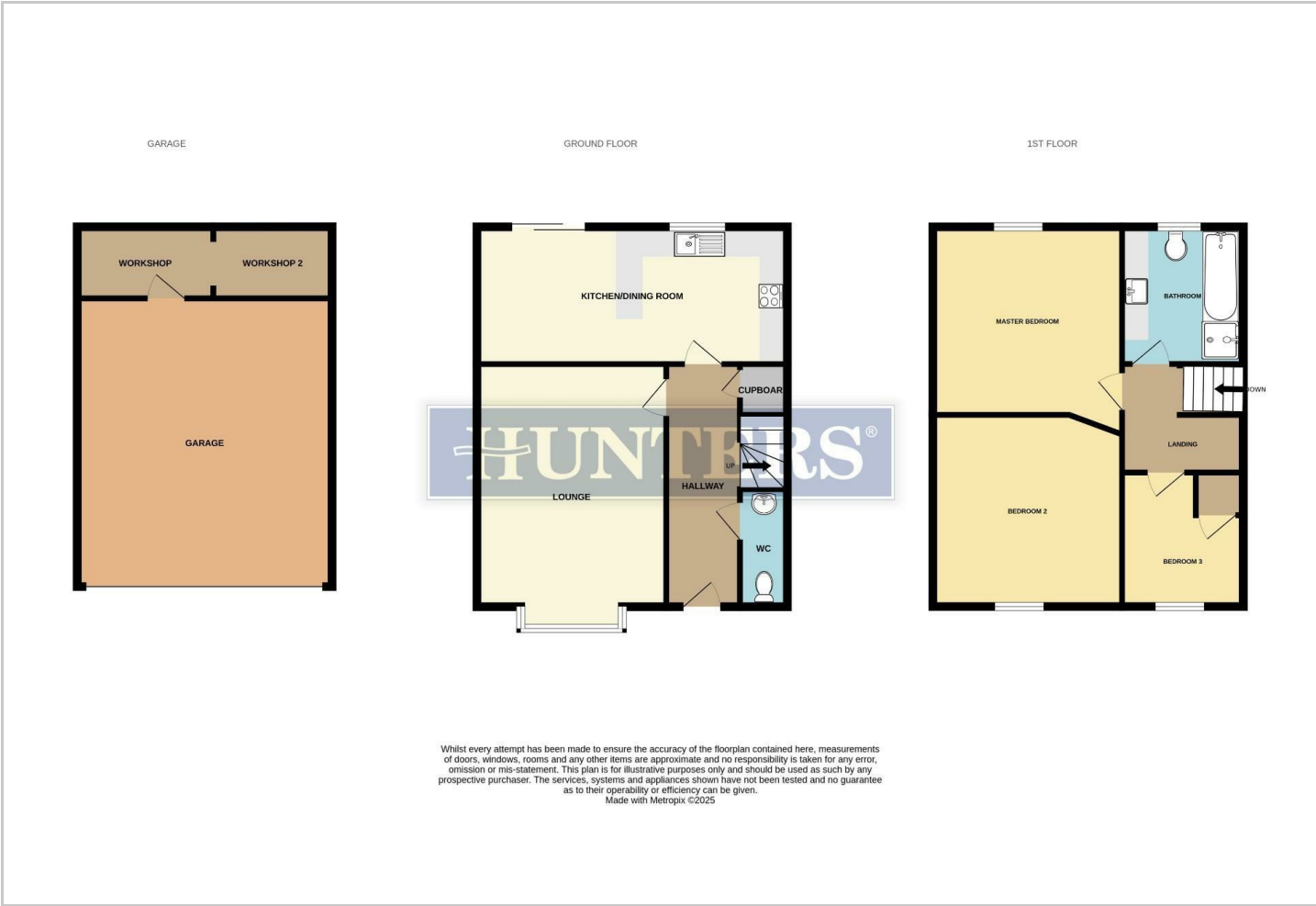
Hybrid Map



Terrain Map



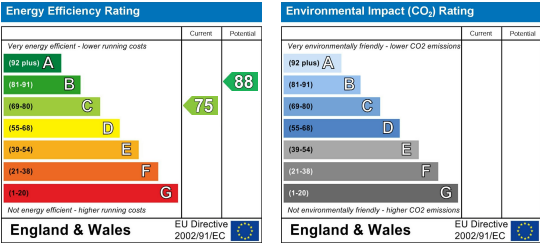
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.