

naomi j ryan
estate agents



Semi Detached



Bedrooms: 4



Bathrooms: 3



Receptions: 1



Gas Central Heating



Private Driveway



Enclosed Rear Garden



Council Tax Band: D

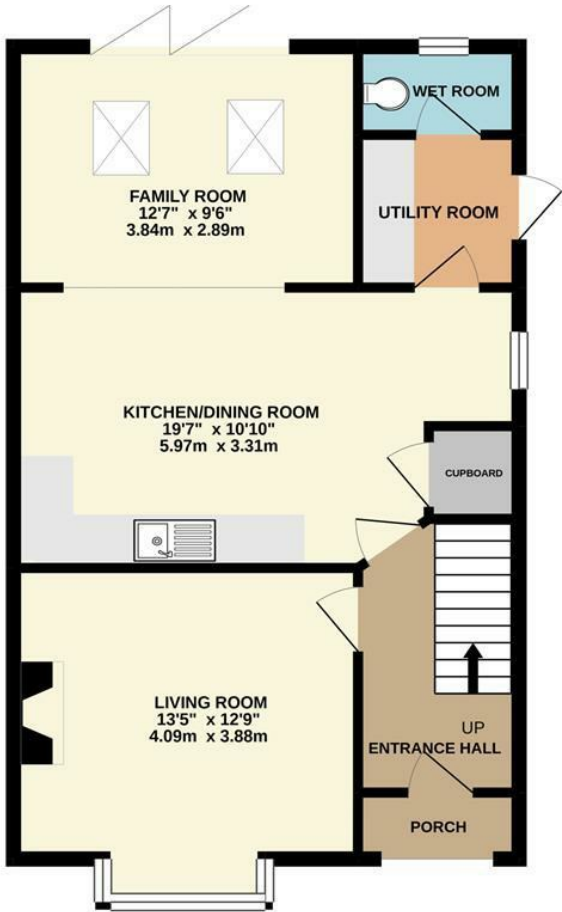
£425,000 Freehold

Hamlin Lane,

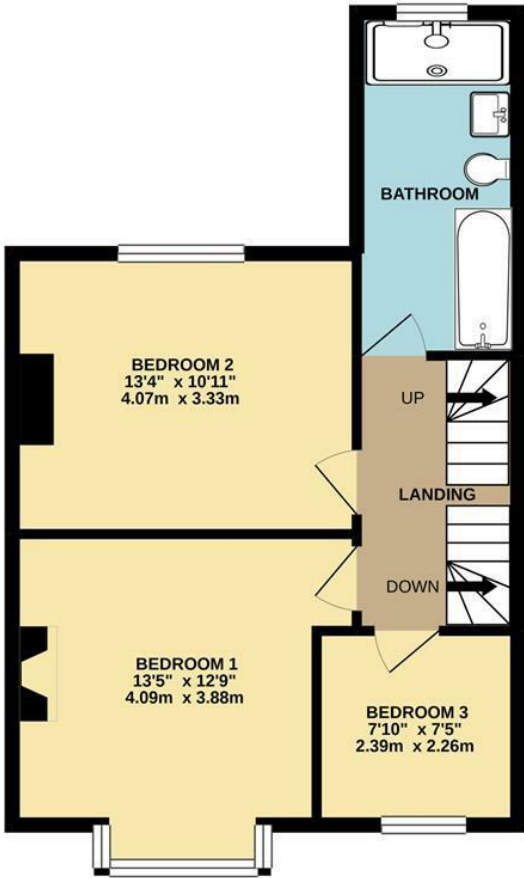
Heavitree, Exeter, Devon, EX1 2SE

www.naomijryan.co.uk

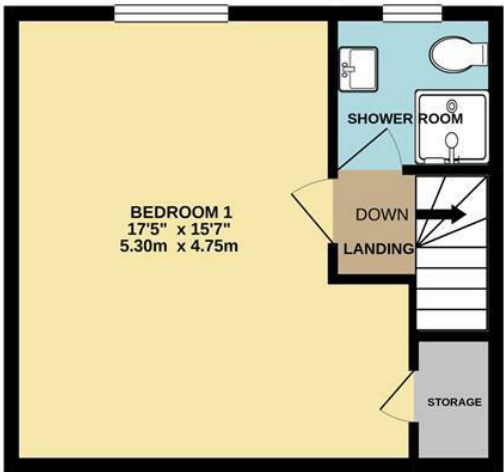
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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SUMMARY

A beautifully presented and extended semi detached family home with four bedrooms and private driveway, situated in the sought-after residential area of Heavitree. The property has a pleasant tree lined outlook to the front and is within easy reach of well regarded primary & secondary schools. Heavitree Park and the Royal Devon & Exeter Hospital are both also easily accessible. The property is conveniently located for access to major road links including the M5 and A30, and Polsloe Train Station is also within walking distance of the property.

The property has undergone considerable improvement by the current owners with rear ground floor extension and attic conversion. The property offers spacious accommodation comprising entrance hall, living room with bay window, a superb open plan kitchen/dining/family room with bi-fold doors giving access to the rear garden, utility room, and ground floor wet room. To the first floor are three bedrooms and a spacious bathroom with both a bath and separate shower. To the second floor is a superb double bedroom which takes in far reaching views to the rear across the surrounding area. From the second floor landing, there is also access to a modern shower room.

Outside the property has a delightful enclosed rear garden which is laid mostly to lawn with a paved patio and useful garden shed. Side access leads to the front of the property where there is a private brick paved driveway providing off-road parking for up to three vehicles.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

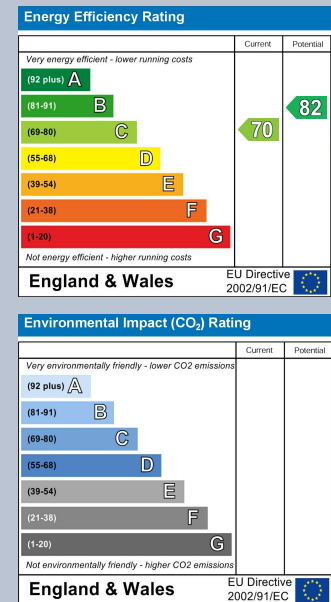
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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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