



## 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 £425,000**

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- MOTIVATED SELLERS - NO ONWARD CHAIN
  - 3 Reception Rooms
  - Shower Room (first floor)
  - 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 Courtyard Garden, Spacious Garage

Entrance Porch

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

Bathroom

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

Lounge

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

Landing

Dining Room

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

Bedroom 1

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

Study/Music Room

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

Bedroom 2

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

Bedroom 4

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

Shower Room

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

Reading/Sun Room

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

Bedroom 3

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

Kitchen

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

Courtyard Garden

Garage

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



Directions





Floor Plan



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