



46 Hamlin Gardens EXETER, EX1 3AD

A well appointed 3 double bedroom mid-terrace family sized house quietly situated in a favoured residential area. This surprisingly spacious property comes with generous sized entrance hall & landing, downstairs cloakroom/WC, lounge and separate dining room leading through to the kitchen. An extra large rear conservatory extends the full width of the house and opens on to a well enclosed hard landscaped rear garden with sunny south westerly aspect and rear pedestrian access. The property also benefits from the home comforts of gas central heating and uPVC double glazing. There is easy on street parking for local residents close by.

Residents can enjoy the added convenience of being within easy walking distance of Heavitree Shops, local schools, RD&E hospital, Hamlin Lane Playing Fields, Heavitree Pleasure Park and Polsloe Bridge Railway Station which provides a regular service to Exmouth and Exeter Central Station.

This pedestrianised cul-de-sac is particularly popular with young families and early viewings are recommended to avoid disappointment.

Guide Price £269,950

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EXETER, EX1 3AD



- NO ONWARD CHAIN
- Lounge, Dining Room
- 3 Bedrooms & Bathroom
- Allocated Parking Space & On Street Parking
- Entrance Hall
- Fitted Kitchen
- Gas Central Heating & uPVC Double Glazing
- Cloakroom WC
- Large Conservatory
- Front & Rear Gardens

Entrance Hall

7'8" x 7'6" (2.34m x 2.31m)

Cloakroom WC

Lounge

14'7" x 10'7" (4.47m x 3.24m)

Dining Room

10'7" x 8'1" (3.24m x 2.47m)

Kitchen

12'10" x 8'1" (3.93m x 2.47m)

Conservatory

17'11" x 8'11" (5.48m x 2.73m)

On the First Floor

Landing

Bedroom 1

14'6" x 8'7" (4.43m x 2.63m)

Bedroom 2

11'7" x 10'4" (3.55m x 3.16m)

Bedroom 3

9'2" x 8'7" (2.80m x 2.63m)

Bathroom

7'7" x 5'6" (2.32m x 1.69m)



[Directions](#)





Floor Plan



Ground Floor

First Floor

Total area: approx. 99.0 sq. metres (1065.2 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

46 Hamlin Gardens, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	