



51 Hamlin Lane

Exeter, EX1 2SB

Lying in the sought after Hamlin Lane area of Exeter, this extended semi-detached house presents an exciting opportunity for first-time buyers and young families alike. Boasting three generously sized bedrooms and two reception rooms, this well-maintained property also features a spacious family room that opens directly onto a sizeable rear garden, perfect for outdoor enjoyment.

The home is ideally situated near Hamlin Lane Playing Fields and within easy walking distance of Heavitree Park, making it a wonderful location for leisurely strolls, dog walking, and various outdoor activities. The property offers potential for further enhancements, such as creating an open-plan kitchen and dining area, adding a ground floor extension for improved access to the downstairs WC, or even converting the attic into a master bedroom with an en-suite, subject to the necessary planning permissions.

Set on a generous plot, the sizeable rear garden is laid to lawn and paving, while the front garden holds the potential for conversion into additional off-road parking. A service lane provides convenient vehicular access to a large carport and a detached single garage located behind the house at the bottom of the garden.

The property benefits from excellent public transport links, with nearby bus routes and Polsloe Bridge train station facilitating easy commutes to the city centre and beyond. Local schools, hospitals, and a variety of

Guide Price £350,000

51 Hamlin Lane

Exeter, EX1 2SB



- FOR SALE WITH NO ONWARD CHAIN
- MOTIVATED SELLERS, PRICED TO SELL
- PERFECT FAMILY HOME WITH MORE POTENTIAL
- Reception Hall, Downstairs Toilet
- Lounge, Dining Room, Kitchen
- Family Room, Side Lean-To
- 3 Sizeable Bedrooms & Shower Room
- Gas Central Heating & uPVC Double Glazing
- Family Sized Rear Garden
- Garage and Large Carport

Reception Hall	Bedroom 1
8'6" x 6'2" (2.60m x 1.90m)	11'0" x 10'10" (3.36m x 3.32m)
Lounge	Bedroom 2
13'5" x 10'9" (4.11m x 3.30m)	12'6" x 10'10" (3.83m x 3.32m)
Dining Room	Bedroom 3
10'11" x 10'10" (3.33m x 3.31m)	8'7" x 7'5" (2.64m x 2.27m)
Family Room	Shower Room
11'1" x 10'11" (3.38m x 3.34m)	6'10" x 5'10" (2.10m x 1.79m)
Kitchen	Gardens/Parking/Garage
10'11" x 8'8" (3.34m x 2.66m)	
Utility/Lean-To	
Downstairs WC	
Landing	



Directions





Floor Plan



Total area: approx. 102.7 sq. metres (1105.3 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.

51 Hamlin Lane, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

