

16 Hazel Road, Wonford, Exeter, EX2 6HJ



A spacious three bed semi detached property in a convenient location for the R,D & E Hospital and easy access to all major routes in and out of the City. The property is in need of modernisation, but has great potential sitting on a generous plot. The accommodation comprises entrance hall, lounge, kitchen, bathroom, three first floor bedrooms, cloakroom. Outside theres an easy to maintain garden and driveway providing off road parking for one vehicle. Viewing is highly recommended.

Offers in the Region of £190,000 Freehold DCX01262

16 Hazel Road, Wonford, Exeter, EX2 6HJ

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC double glazed door. Door to lounge. Stairs to first floor landing. Radiator.

Lounge 17' 8" x 12' 0" (5.389m x 3.652m)

5.389 max. Front and side aspect uPVC double glazed windows. Gas flame effect fire place with wooden mantle. Television point. Door through to shower room with under stairs storage cupboard. rear aspect uPVC double glazed window.



Bathroom

Three piece suite comprising enclosed Mira shower, low level WC and pedestal wash hand basin. Part-tiled walls. Extractor fan. Radiator.



Kitchen 11' 4" x 8' 0" (3.452m x 2.447m)

Rear aspect uPVC double glazed window. Range of eye and base level units with stainless steel sink with single drainer and mixer tap. Roll edge work surfaces., Part-tiled walls. Gas cooker point. Space and plumbing for washing machine. Further appliance space. Wall mounted boiler. uPVC part glazed door to rear garden.



First Floor Landing

Rear aspect uPVC double glazed window. Doors to Bedrooms One, Two and Three and Toilet. Access to roof void.

Bedroom One 12' 0" x 14' 0" (3.648m x 4.272m)

Dimension is max depth into wardrobe. Front aspect uPVC double glazed windows. Fitted wardrobe with hanging space and shelving. Radiator.



Bedroom Two 11' 3" x 8' 0" (3.431m x 2.439m)

Rear aspect uPVC double glazed window with view over rear garden. Radiator.



Bedroom Three 6' 10" x 6' 7" (2.073m x 2.013m)

Front aspect uPVC double glazed window. Radiator



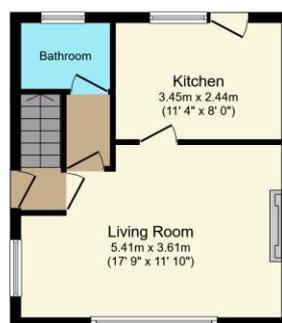
Toilet

Cloakroom with low level WC and part tiled walls.



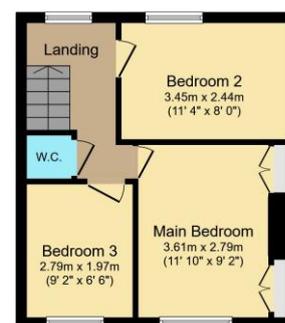
Rear Garden

Private enclosed rear garden with paved seating areas, decking area and lawn. Metal shed 2.67m x 2,227m Wooden gate to side providing access to the front of the property.



Ground Floor

Floor area 33.3 sq.m. (358 sq.ft.) approx



First Floor

Floor area 33.3 sq.m. (358 sq.ft.) approx

Total floor area 66.5 sq.m. (716 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other fixtures are approximate. Unauthorised reproduction prohibited. © InspiraProperty

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

19/10/2021, 14:51

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

16 HAZEL ROAD EXETER EX2 6HJ	Energy rating D	Valid until: 20 June 2031
		Certificate number: 0350-2139-5060-2229-4741

Property type

Semi-detached house

Total floor area

72 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)