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Hamlin Gardens
Exeter
EX1 3BD

Offers in the
Region Of
£130,000

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In brief...

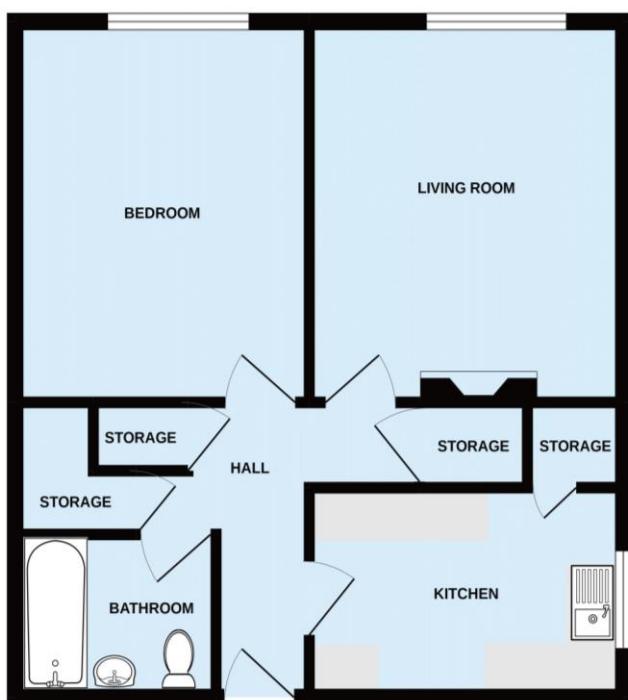
- A SPACIOUS GROUND FLOOR FLAT
- IN NEED OF MODERNISATION THROUGHOUT
- CONVENIENT LOCATION CLOSE TO AMENITIES
- ONE DOUBLE BEDROOM
- GENEROUS LIVING ROOM
- KITCHEN & BATHROOM
- NO ONWARD CHAIN
- COUNCIL TAX BAND 'A'
- EPC ORDERED
- LEASEHOLD REF: DWE07334





In more detail....

This ground floor flat comes to the market for the first time in over 30 years and is available with no onward chain. The property is in need of modernisation throughout but offers spacious accommodation within close proximity to local amenities. The accommodation comprises one double bedroom, a generous living room, kitchen and bathroom. Both the living room and bedroom enjoy a bright, westerly aspect and overlook the lawned area to the front. The kitchen is fitted with wall and base units and also has a storage cupboard and window to the side. Completing the accommodation, there is plenty storage throughout the property including two good sized cupboards and an airing cupboard from the hall. Overall, this property represents a great opportunity to acquire a conveniently located ground floor flat and would make a fantastic first time or investment purchase, viewing is highly recommended.



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 will be accepted for any error, omission or misstatement. 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.

As a member of The Experts in Property network, we'll market your property through over 70 member offices across the southwest – and through the new Distinctly Westcountry office in central London.

Accommodation:

Hall:

Living Room:
12' 11" x 11' 5" (3.94m x 3.48m)

Kitchen:
11' 3" x 7' 1" (3.42m x 2.16m)

Bedroom:
12' 11" max x 10' 3" (3.94m max x 3.13m)

Bathroom:
7' 3" x 5' 0" (2.20m x 1.53m)

Lease Information:
Lease = 125 years from 8/1/1990
Service Charge = £412.87 p/a
Ground Rent = £10 p/a

The location...

Hamlin Gardens is conveniently located on the edge of Heavitree, within close proximity of local schools, shops, doctors surgery, dentist, Polsoe Bridge Railway Station and good transport links to the city centre via bus routes. Heavitree Fore Street is also within close proximity with its wide range of amenities. The property is also very well placed for easy access to fast road routes on the edge of the city including the M5, A30 and A38.

Directions...

From the roundabout at the bottom of Paris Street turn left onto Western Way. At the next roundabout turn onto Blackboy Road which leads into Pinhoe Road. Continue along Pinhoe Road and before the bridge turn right into Hamlin Lane, continue along the road and turn left into Hamlin Gardens where the property to be sold can be found after a short distance on the left.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



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