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LINKS
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Guide Price £535,000

37 Hamilton Lane, Exmouth, EX8 2JT



- Spacious Detached Property With Fantastic Views • Views Of Estuary & Haldon Hills From Most Rooms • Gas Central Heating & Double Glazing • Living Room With Balcony, Dining Room & Additional Reception Room • Kitchen / Breakfast Room & Utility • 4 Double Bedrooms & 3 Bathrooms • Driveway, Workshop, Front & Rear Garden • Popular Location, Viewing Strongly Advised



Ground Floor

Step up to an open entrance porch with a composite front entrance door, leading to:

Entrance Vestibule

Obscure glazed door leading to:

Entrance Hall

A welcoming entrance to the property that has a window to rear that enjoys far reaching Exe Estuary and Haldon Hill views. Staircases leading down to lower ground floor and up to the first floor - both that have glass balustrades. 2 x Radiators. Wall mounted central heating thermostat. Inset ceiling lights. Useful cloaks storage cupboard and storage recess beneath stairs. Smoke alarm. Doors leading to:

Living Room 16'4" (4.98m) x 11'11" (3.63m)

Dual aspect having window to side and double glazed sliding patio doors to rear leading to Balcony with those far reaching Estuary & Haldon Hill views. Inset gas fire. Radiator.

Balcony

A fantastic space that takes advantage of the stunning views. The balcony is laid to composite decking and has stainless steel and glass balustrades

Bedroom 2 / Guest Bedroom 13'10" (4.22m) x 11'11" (3.63m)

Window to front. Radiator. TV point. Telephone point.

En - Suite Bathroom 8'11" (2.72m) x 7'8" (2.34m)

2 Obscure glazed windows to side. 4 Piece white suite comprising panelled bath, shower cubicle with thermostatically controlled shower unit and splash screen doors, low level WC and pedestal wash hand basin. Fully tiled walls. Radiator. Shaver light and socket. Extractor fan. Vinyl flooring.

Bedroom 3 12'10" (3.91m) x 9'3" (2.82m)

Window to rear with far reaching Estuary & Haldon Hill views. Radiator.

Bedroom 4 11'11" (3.63m) x 9'9" (2.97m)

Window to front. Radiator. TV point.

Shower Room

Window to rear with far reaching Estuary & Haldon Hill views. Fitted white suite comprising corner shower cubicle with thermostatically controlled shower unit, splash back to ceiling height, low level WC and pedestal wash hand basin. Extractor fan. Heated towel rail. Obscure glazed uPVC door to side leading to the side of the property.

Lower Ground Floor

Kitchen / Breakfast Room 16'10" (5.13m) x 11'6" (3.51m)

Window to rear with Estuary & Haldon Hill views. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. The island in situ is included in the sale. One and a half bowl sink and single drainer unit with mixer tap. Built - in 5 ring gas hob with filter hood above and eye level double electric oven and grill to side. Space and plumbing for a dishwasher. Space for a free standing fridge/freezer. Ample space for a breakfast table and chairs if required. Radiator. Vinyl flooring. Inset ceiling lights. Door to inner hallway and open to:

Study / Reception Room 12'2" (3.71m) x 8'8" (2.64m)

uPVC double glazed sliding doors leading to the rear garden, with views. Radiator. Vinyl flooring. Inset ceiling lights. Door leading to:

Dining Room 15'6" (4.72m) x 11'6" (3.51m)

uPVC double glazed external door to rear garden with window adjacent, with views. Cupboard that houses a gas fired combi boiler. Radiator. Laminate flooring. Door leading to:

Hallway

Tiled flooring. Large storage cupboard. Radiator. Doors leading to:

Cloakroom

White suite of low level WC and pedestal wash hand basin. Tiled flooring. Extractor fan.



Utility Room 12'7" (3.84m) x 5'5" (1.65m)

Space and plumbing for washing machine. Further space for appliances if required. Mega flow water tank. Radiator. Tiled flooring. Access to storage cupboard.

Store Room 10'2" (3.1m) x 5'8" (1.73m)

Tiled flooring. Access to further storage.

First Floor

Landing

Velux window to front. walk in storage area with radiator. Door leading to:

Bedroom 1 23'11" (7.29m) x 14'5" (4.39m) Max

Part sloped ceilings. Triple aspect room with a Roof window to front, Velux window to side and a window to rear with far reaching Exe Estuary and Haldon Hill views. Access to eaves storage spaces. 2 Radiators. TV point. Door leading to:

En - Suite

Velux window to front. Modern white suite comprising shower cubicle with thermostatically controlled shower unit, splash back to ceiling height and splash screen door. Low level WC. Pedestal wash hand basin. Tiled splash backs. Heated towel rail. 2 storage cupboards. Extractor fan. Vinyl flooring.

Externally

Front Garden

The Front Garden is laid mainly to lawn with shrub bed borders providing year round interest and colour. Paved steps with hand rail and a pathway leads to the front entrance door. Walled front boundary. A brick paved driveway provides off road parking for 2 vehicles. Access to:

Workshop/Store 15'4" (4.67m) x 9'0" (2.74m)

2 x Obscure uPVC double glazed windows to front and a part obscure glazed door to front. Obscure glazed window to side. Power and light connected. Electric trip switch fuse box. Gas and electric meter.

Rear Garden

The rear garden is a great area for entertaining and enjoying the far reaching Exe Estuary and Haldon Hill views. There is a patio area laid immediately adjacent to the property being ideal for outdoor dining and sitting during the fine weather. The remainder of the garden is then laid to artificial lawn. Shrub bed. Outside water tap and lighting. Timber fenced boundaries. Pedestrian access to both sides of the property via gates. Small storage shed.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band E

Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification



37 HAMILTON LANE

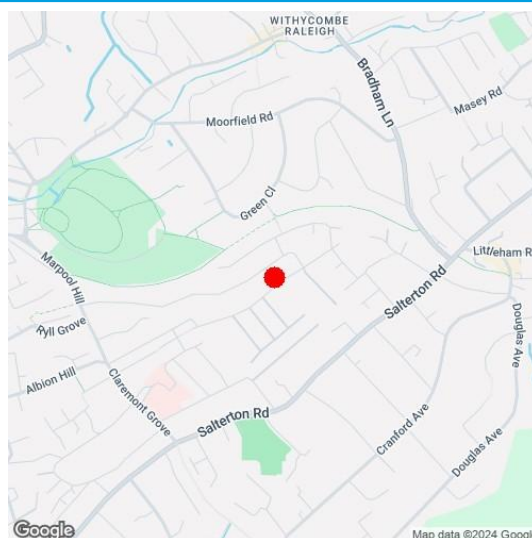
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.

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Directions

From our prominent Town Centre Office, proceed up Rolle Street to the mini roundabout. Turn left onto Salterton Road and at the traffic lights, turn left onto Claremont Grove and then take a right hand turning, immediately after the traffic lights into Phear Avenue. Continue up to the end of the road and follow into Hamilton lane where the property will be found on the left hand side, clearly identified by our For Sale sign

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales		
EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.