



£250,000 Guide Price

9 Hawthorn Road Exeter EX2 6DZ

Semi-Detached House | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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Step Inside

Key Features

- 2 generously sized bedrooms (formerly a 3 bedroom property)
- Driveway
- Close proximity to RD&E Hospital
- Semi detached
- Modern fitted kitchen
- Conservatory
- Beautifully decorated throughout
- Contemporary bathroom
- New Roof
- New Double Glazing
- Freehold
- Council Tax B

Property Description

GUIDE £250,000.00 - £260,000.00 - New to market is this well presented two bedroom semi detached house. The property is in close proximity to the RD&E Hospital. The property briefly comprises a spacious living room, modern kitchen, bathroom, two good sized bedrooms and a conservatory. To the front of the property is a driveway and to the rear is mainly lawn laid to grass with a decking area for entertaining.

Main Particulars

Hallway

UPVC door to the entrance hall. Coat hooks. Double radiator. Understair storage cupboard housing the gas meter. Stairs rising to the first floor, smoke alarm.

Door leading to.....

Living Room - 17'8 (5.385m) max x 11'11 (3.635m). Light and airy lounge with a Wall mounted, feature fireplace with living flame effect electric fire. Telephone and television points. Study recess with double glazed window to side aspect. Plush carpet , UPVC double glazed picture window to front aspect. Two radiators.

Kitchen - 11'3 (3.432m) x 8'0 (2.427m). Fitted with grey wall and base units. Roll edge dark work surfaces with contemporary dark grey sink and drainer. Integrated fan over with Gas hob, dark glass extractor hood, Wall mounted 'Vaillant' boiler. Space and plumbing for several under counter appliances - fridge, and washing machine. One radiator. UPVC double glazed Window to the rear aspect, back door leading in to the conservatory, breakfast bar then archway leading to conservatory.

Conservatory 9'19 (2.80m) max x 9'45 (2.88m) - UPVC conservatory with blinds and large sliding UPVC doors leading in to the garden.

Bathroom - 5' 84 (1.75m) max x 5'54 (1.69m). White suite comprising grey side panel bath with electric shower above, scalloped edge pedestal wash hand basin and matching close coupled wc. Fully tiled walls with intricate border. Extractor fan. Obscured double glazed window to rear. One radiator.

Stairs leading to first floor.....

First Floor Landing - Loft hatch. UPVC double glazed window overlooking the rear garden. One radiator.

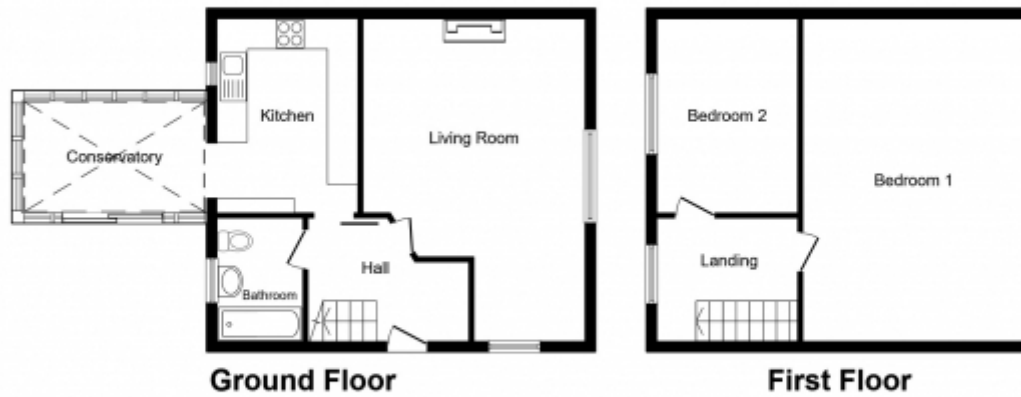
Bedroom 1- 16'7 (5.046m) x 12'0 (3.664m). Generous sized master bedroom. Two built-in double wardrobes with hanging rail and shelving above. Television & telephone points. Three double glazed windows to front aspect of the property allowing plenty of natural light to flow through. One radiator.

Bedroom 2 -11'4 (3.444m) x 8'1 (2.455m). Television point. UPVC double glazed window to rear aspect. One radiator.

Front Garden - Driveway with a gravel low maintenance bed.

Rear Garden - Fully enclosed with timber fenced surround, outside the conservatory door is a pathway leading to a level lawn area. Three timber built storage sheds, two with light and power. Wall mounted outside light. Gated side access, a decking area for entertaining.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY

9, Hawthorn Road
EXETER
EX2 6DZ

Energy rating

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Property type
Semi-detached house

Telephone: Landline:- 01392 469333



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