



Hazel Road, Exeter, EX2 6HH

A lovely, well presented, semi-detached, three bedroom home backing straight onto Ludwell Valley Park. Occupying a highly convenient position with good access to the Royal Devon and Exeter Hospital, Ludwell Valley Park and local amenities.

Winkworth

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DESCRIPTION:

A delightful three bedroom home finished to a good standard, the house benefits from a light and spacious living room, fitted kitchen, good sized extension which is currently being used as a dining/family room, newly fitted downstairs shower room and three good sized bedrooms upstairs. South facing low maintenance garden backing straight onto Ludwell Valley Park.

Double glazed front door, good sized storage area perfect for coats and shoes, original floorboards, doors through to the living room. The living room is a lovely light room with large windows overlooking the front garden, feature fireplace, doors through to the kitchen. T

he kitchen which has a range of base units and shelving, ceramic sink with mixer tap over, space for a gas oven, fridge freezer & washing machine.

Just off the kitchen is the dining/family area, a great space with double glazed widows providing wonderful views over Ludwell Vally Park. Patio doors leading straight onto the garden, cupboard housing the boiler.

The downstairs bathroom is a newly fitted suite comprising of a large walk in shower, with shower wall panels, basin with vanity unit and low level WC, heated towel rail, frosted double glazed window to rear.

First Floor

Stairs rising to the first floor landing, wooden staircase up to first floor, rear window providing lovely views over the Ludwell Valley, access to the fully insulated loft.

Bedroom one is a large double with original floorboards dual aspect double glazed windows over the front of the property. Bedroom two is situated at the rear of the property and benefits from great views over Ludwell Valley Park. Bedroom three has views over the front of the property with over stairs storage.

Outside:

The front garden has well established shrubs and flowerbeds. Pathway leading to the front door and pathway giving access to the rear garden.

Low maintenance south facing rear garden with large office/summer house, fully insulated with power. Great decked area and pergola perfect for barbecues and alfresco dining. Large patio area. Further seating area, outside pond and shed. A useful rear garden gate allowing direct access onto Ludwell Vally Park. Outside power and outside tap.



AT A GLANCE:

Lovely Three Bedroom Home
Tucked Away Location
Two Reception Rooms
Newly Fitted Shower Room
South Facing Garden
Close to the RD&E Hospital
Direct Access onto Ludwell Vally Park

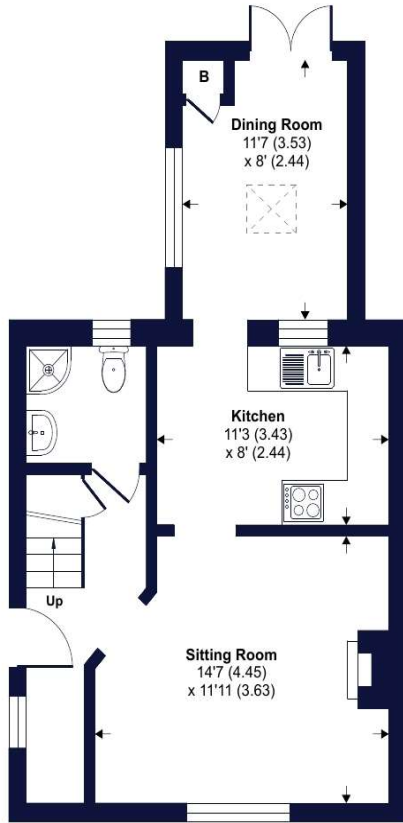
PROPERTY INFORMATION:

Freehold
Council tax Band: B
Mains Electric, Gas, Water and Drainage

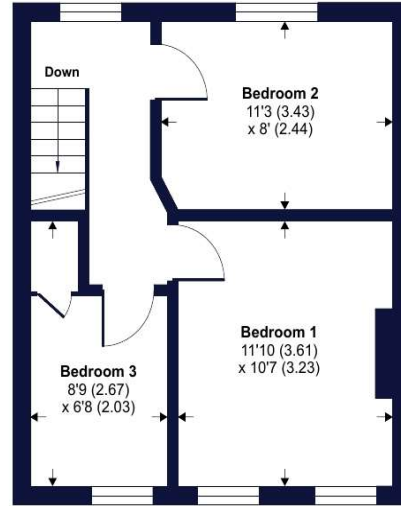
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Approximate Area = 831 sq ft / 77.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Winkworth. REF: 953545

Winkworth

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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