



**16 PELLINORE ROAD
EXETER
DEVON
EX4 9BJ**

PROOF COPY



£250,000 FREEHOLD



A spacious much improved and modernised semi detached family home occupying a highly convenient position close to local amenities, schools and good access to Exeter city centre. Presented in good decorative order throughout. Two double bedrooms. First floor refitted modern bathroom. Entrance hall. Light and spacious lounge/dining room. Refitted modern kitchen. Gas central heating. uPVC double glazing. Good size enclosed rear garden. Fine outlook and views over neighbouring area, parts of Exeter and beyond. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Obscure uPVC double glazed front door leads to:

RECEPTION HALL

Laminate wood effect flooring. Stairs rising to first floor. Understair storage cupboard. Smoke alarm. Cloak hanging space. Obscure uPVC double glazed window to front aspect. Door to:

LOUNGE/DINING ROOM

17'10" (5.44m) x 11'6" (3.51m). A light and spacious room with exposed brick fireplace recess and wood mantel over. Two radiators. Television aerial point. Telephone point. Thermostat control panel. Laminate wood effect flooring. uPVC double glazed window to front aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

11'2" (3.40m) maximum x 7'2" (2.18m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with decorative tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated upright fridge freezer. Integrated slimline dishwasher. Plumbing and space for washing machine. Deep larder cupboard with fitted shelving and three drawers beneath. Laminate wood effect flooring. Inset LED spotlights to ceiling. Part frosted uPVC double glazed door to side elevation. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Access to roof space. Obscure uPVC double glazed window to side aspect. Door to:

BEDROOM 1

16'2" (4.93m) x 8'4" (2.54m). Laminate wood effect flooring. Radiator. Deep cupboard/wardrobe housing boiler serving central heating and hot water supply. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

11'6" (3.51m) x 9'4" (2.84m). Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, door to:

BATHROOM

7'2" (2.18m) x 5'6" (1.68m). A refitted modern matching white suite comprising panelled bath with traditional style mixer tap with fitted mains shower unit over, separate shower attachment, glass shower screen and tiled splashback. Wash hand basin, with traditional style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled floor. Traditional style radiator with heated towel rail surround. Frosted uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to paving and decorative chipped slate with various maturing shrubs, plants and bushes. Pathway and steps lead down to the front door. To the left side elevation is a side pathway with side timber gate providing access to the rear garden which enjoys a southerly aspect whilst consisting of a raised paved patio with outside light and water tap. Dividing steps lead down to an area of lawn with raised shrub beds and brick built storage shed. The rear garden is enclosed to all sides.

TENURE FREEHOLD

DIRECTIONS

from Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit left into Prince Charles Road and at the next roundabout bear left onto Calthorpe Road which then connects to Beacon Lane. Continue over the first roundabout and take the next left into Lancelot Road and take the 2nd left into Pellinore Road where the property in question will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties.

We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

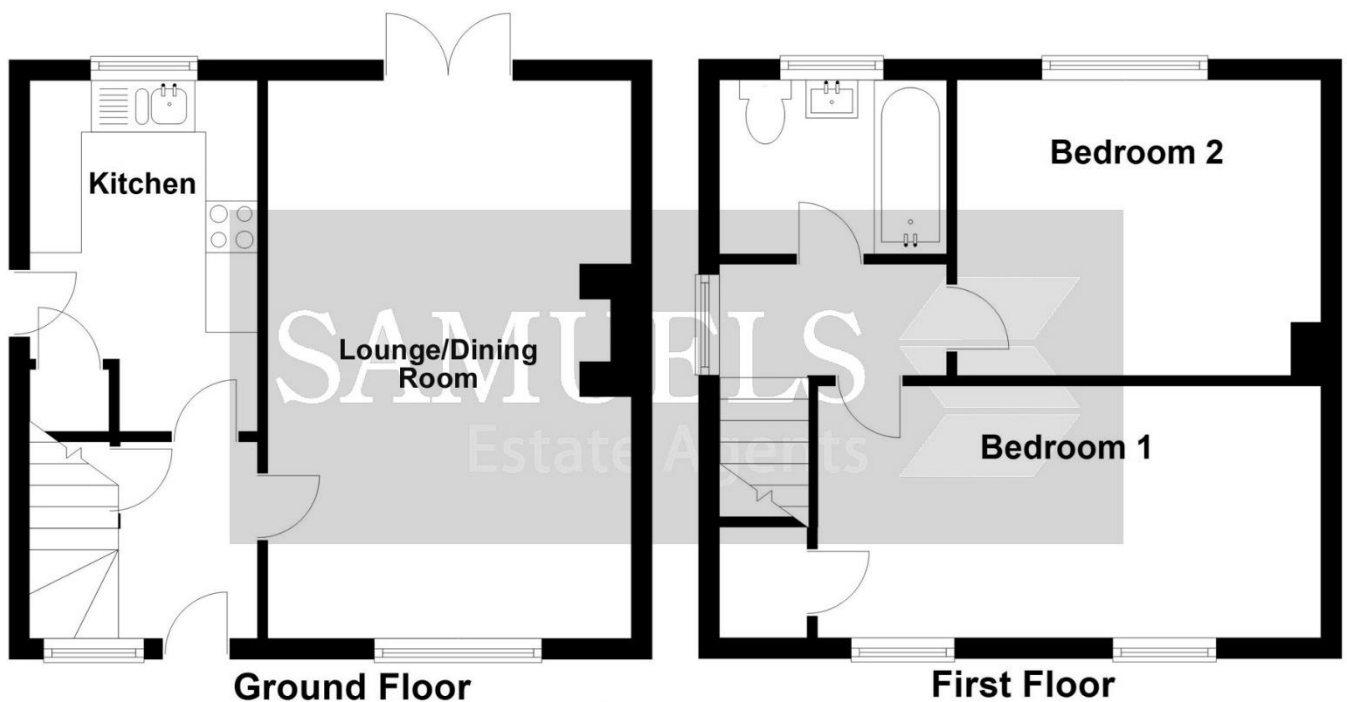
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0323/8391/AV



Ground Floor

First Floor

Total area: approx. 62.8 sq. metres (676.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		