



**1 FAIRVIEW TERRACE
PINHOE
EXETER
EX1 3SQ**



£325,000 FREEHOLD



A much improved and extended end terrace family home occupying a highly convenient position close to local amenities and Pinhoe railway station. Three good size bedrooms. Spacious first floor bathroom. Reception hall. Sitting room. Study/family room. Lounge/dining room. Kitchen. Utility room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Delightful enclosed rear garden. Private road location. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure glass panelled front door leads to:

ENTRANCE VESTIBULE

Dado rail. Attractive coloured glass panelled stripped wood door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Stripped wood door leads to:

SITTING ROOM

11'10" (3.61m) into bay x 11'0" (3.35m) maximum into recess. A characterful room with fireplace recess. Picture rail. Original coving. Radiator. uPVC double glazed bay window to front aspect.

From reception hall, exposed wood door leads to:

STUDY/FAMILY ROOM

9'8" (2.95m) x 9'0" (2.74m) into recess. Radiator. Fireplace recess. uPVC double glazed window to rear aspect.

From reception hall, exposed wood door leads to:

LOUNGE/DINING ROOM

18'6" (5.64m) (average measurement) x 9'2" (2.79m) maximum. A spacious room. Storage and display cupboards built into alcoves. Two radiators. Deep understair storage cupboard. Two uPVC double glazed windows to side aspect. Double glazed double opening French doors providing access and outlook to rear garden. Doorway opens to:

KITCHEN

14'6" (4.42m) x 6'6" (1.98m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Space for electric/gas cooker with filter/extractor hood over. Recess for upright fridge freezer. Inset LED spotlights to ceiling. Larder cupboard. Radiator. Double glazed stable style door provides access and outlook to rear garden. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

REAR LOBBY

Radiator. Obscure uPVC double glazed window to side aspect. Doorway opens to:

UTILITY ROOM

5'8" (1.73m) x 4'6" (1.37m). Fitted roll edge work surface. Plumbing and space for washing machine. Fitted shelving. Wall mounted boiler serving central heating and hot water supply. obscure uPVC double glazed window to side aspect.

From rear lobby, door to:

CLOAKROOM

Comprising WC. Wall hung wash hand basin with modern style mixer tap. Fitted eye level cupboard. Fitted shelf. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR HALF LANDING

Exposed wood door leads to:

BATHROOM

8'10" (2.69m) x 8'6" (2.59m). A spacious bathroom comprising panelled bath with fitted mains shower unit and tiled splashback. Wash hand basin with mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Ornate cast iron fireplace with wood surround and mantel over. Exposed wood flooring. Radiator. Fitted shelving and storage cupboard into alcove. Inset LED spotlights to ceiling. Extractor fan. uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Access to roof space. Smoke alarm. Range of deep storage cupboards/wardrobes. uPVC double glazed window to front aspect. Exposed wood door leads to:

BEDROOM 1

14'6" (4.42m) into recess x 10'2" (3.10m). Again a spacious room with two radiators. Two uPVC double glazed windows to front aspect with outlook over neighbouring area and beyond.

From first floor full landing, exposed wood door leads to:

BEDROOM 2

9'6" (2.90m) x 9'0" (2.74m) into recess. Feature cast iron fireplace with wood surround and mantel over. Radiator. uPVC double glazed window to rear aspect.

From first floor full landing, exposed wood door leads to:

BEDROOM 3

12'5" (3.78m) x 11'0" (3.35m) maximum reducing to 6'10" (2.08m) (approximate measurement) (irregular shaped room). Radiator. Two uPVC double glazed windows to side aspect. uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a wrought iron gate with dividing pathway leading to the front door. The front garden consists of an area of lawn with maturing apple tree. The rear/side garden is a particular feature of the property consisting of an attractive paved patio leading to two neat shaped areas of level lawn with surrounding shrub beds well stocked with a variety of maturing shrubs, plants and bushes. Outside light. The rear garden is enclosed to all sides whilst a side gate provides pedestrian access.

**TENURE
FREEHOLD**

AGENTS' NOTE

The property is situated in a private road location with each resident, if they so wish, forms part of a Management Company. Annual membership contribution of £50 per annum.

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsbury's and bear left. Continue down to the next set of traffic lights and take the left hand turning signposted 'Pinhoe' and on reaching Pinhoe at the first mini roundabout take the 3rd exit left down into Station Road and just before the level crossing turn left into Causey Lane. Continue down taking the next right into Fairview Terrace.

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.

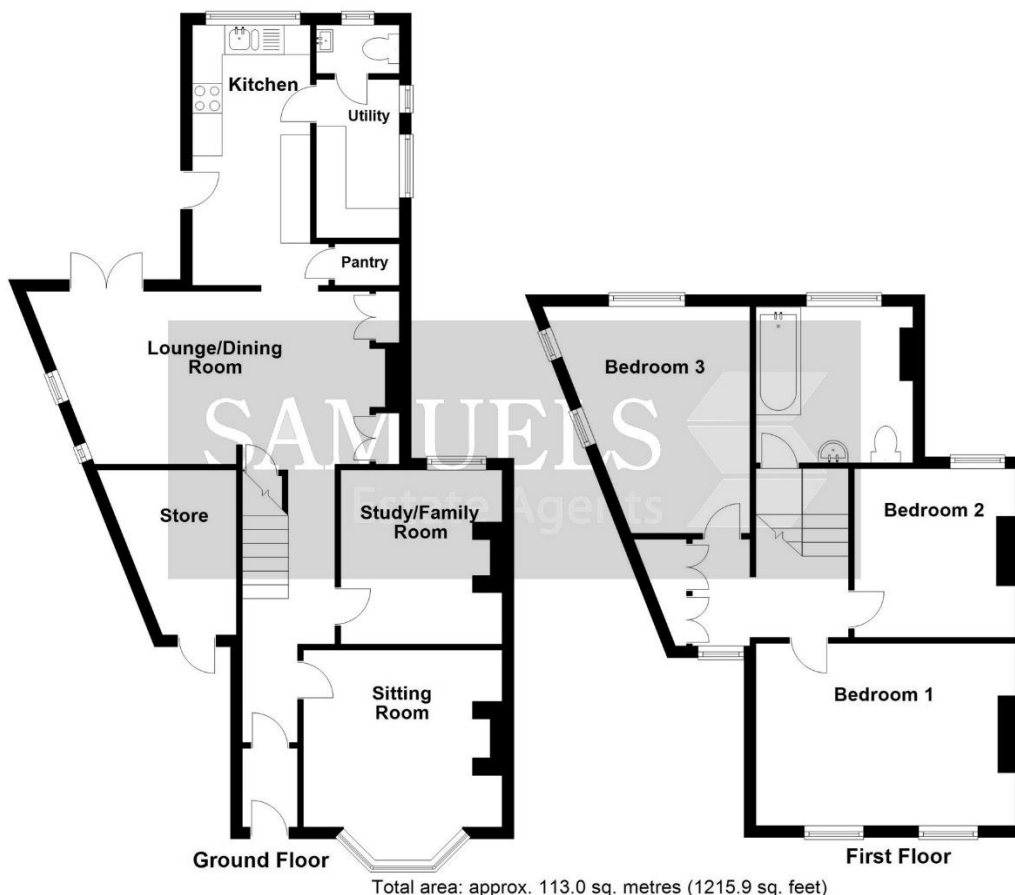
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0923/8481/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		