



**218 PINHOE ROAD
MOUNT PLEASANT
EXETER
EX4 7HH**

PROOF COPY



£300,000 FREEHOLD



A much improved and modernised bay fronted mid terraced house occupying a highly convenient position providing good access to local amenities, railway station and Exeter city centre. Presented in superb decorative order throughout. Two double bedrooms. Converted attic/studio room. Reception hall. Sitting room. Separate dining room. Modern kitchen/breakfast room. Utility room. Shower room/wet room. Fabulous light and spacious first floor modern bathroom. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden with large brick/timber built garden room. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Decorative tiled flooring. Cloak hanging space. Part glass panelled exposed wood door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Door to:

SITTING ROOM

13'0" (3.96m) into bay x 11'10" (3.61m) into recess. Radiator. Inset LED spotlights to ceiling. Television aerial point. Telephone point. uPVC double glazed bay window to front aspect.

From reception hall, opening to:

DINING ROOM

15'0" (4.57m) maximum reducing to 11'2" (3.40m) x 10'4" (3.15m). A well proportioned room with inset LED spotlights to ceiling. Smoke alarm. Radiator. Understair storage cupboard housing electric consumer unit and gas meter. Glass panelled oak wood door leads to:

KITCHEN/BREAKFAST ROOM

12'2" (3.71m) x 8'10" (2.69m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces incorporating breakfast bar. Decorative brick effect tiling. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric double oven/grill. Four ring electric hob with filter/extractor hood over. Integrated dishwasher. Space for upright fridge freezer. Radiator. Tiled floor. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Doorway opens to:

UTILITY ROOM

8'4" (2.54m) x 5'6" (1.68m). Fitted wood effect roll edge work surface with decorative brick effect tiling. Plumbing and space for washing machine. Further appliance space. Space for upright fridge freezer. Radiator. Tiled floor. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect. Obscure uPVC double glazed door provides access to rear garden. Door leads to:

SHOWER/WET ROOM

Comprising wash hand basin. Low level WC. Fitted electric shower unit. Tiled wall surround. Tiled floor. Radiator. Inset LED spotlights to ceiling. Extractor fan.

FIRST FLOOR HALF LANDING

Door to:

BEDROOM 2

12'4" (3.76m) x 8'10" (2.69m) into recess. Radiator. Inset LED spotlights to ceiling. Television aerial point. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR FULL LANDING

Smoke alarm. Inset LED spotlights to ceiling. Door to:

BEDROOM 1

15'4" (4.67m) into recess x 11'0" (3.35m). A light and spacious room. Inset LED spotlights to ceiling. Fitted shelving and hanging rails into recess. Telephone point. Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BATHROOM

10'2" (3.10m) x 9'8" (2.95m) maximum. A fabulous light and spacious modern bathroom comprising deep panelled bath with modern style mixer tap and tiled splashback. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Double length tiled shower enclosure with toughened glass screen and fitted mains shower unit including separate shower attachment. Decorative tiling. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing a fixed ladder staircase leads to:

STUDY/STUDIO ROOM

15'2" (4.62m) x 10'0" (3.05m) maximum (sloped ceiling). Radiator. Access point to eaves/storage space. Fitted shelving into alcove. Smoke alarm. Double glazed Velux style windows to front aspect with outlook over neighbouring area and beyond. (This skilfully converted attic room has no building regulations).

OUTSIDE

To the front of the property is a small walled area of garden laid to paving and decorative stone chippings for ease of maintenance. Pathway and steps lead to the front door.

To the rear of the property is again an enclosed garden consisting of a raised timber decked terrace. Attractive paved patio. Area of garden laid to artificial turf for ease of maintenance. Water tap. The rear garden is enclosed to all sides whilst a rear door provides access to:

LARGE BRICK/TIMBER BUILT GARDEN ROOM

15'8" (4.78m) x 10'2" (3.10m). With power and light. Rear courtesy door provides pedestrian access. Double opening timber doors open to rear garden.

TENURE

Freehold

COUNCIL TAX

Band C

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and continue to the traffic light junction and proceed straight ahead down into Pinhoe Road. Proceed down and 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 checks on 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 surveyors 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.

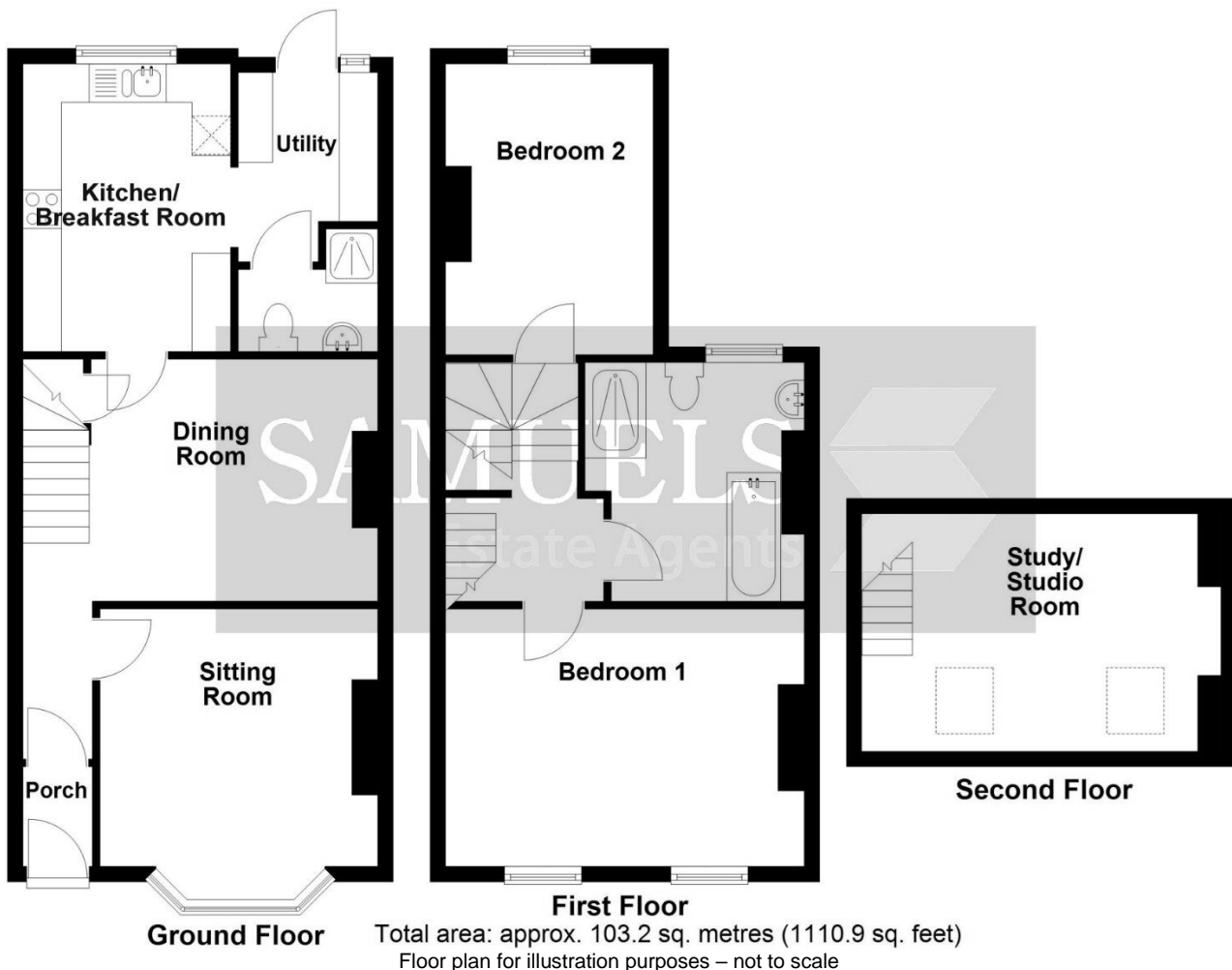
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0824/8719/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		