

**61 PINWOOD MEADOW DRIVE  
PINWOOD MEADOW  
EXETER  
EX4 9LB**



**OFFERS IN EXCESS OF £270,000 FREEHOLD**



**A beautifully presented much improved and modernised family home with pleasant views and outlook over neighbouring area, parts of Exeter and beyond. Three bedrooms. First floor modern bathroom. Reception hall. Spacious sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed rear garden with garden/studio room. The property also benefits from a private single garage in block close by with additional parking directly in front. A great family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Canopy entrance. Courtesy light. Part obscure lead effect uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Tile effect laminate flooring. Stairs rising to first floor. Coved ceiling. Door to:

### **SITTING ROOM**

14'10" (4.52m) x 13'2" (4.01m). A spacious room. Radiator. Television aerial point. Telephone point. Coved ceiling. Smoke alarm. Understair storage cupboard. uPVC double glazed window to front aspect with outlook over neighbouring area and countryside beyond. Large square opening to:

### **KITCHEN/DINING ROOM**

16'4" (4.98m) x 9'4" (2.84m). A modern kitchen fitted with a range of contemporary style matching base, drawer and eye level cupboards. Wood block work surfaces with decorative tiled splashbacks. Belfast style sink unit with modern style mixer tap. Fitted oven. Electric hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Wine rack. Fitted extendable raised dining table with inset LED lighting. Laminate tiled effect flooring. Coved ceiling. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Thermostat control panel. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Coved ceiling. Additional storage cupboard housing boiler serving central heating and hot water supply. Door to:

### **BEDROOM 1**

12'10" (3.91m) x 9'10" (3.0m). Radiator. Coved ceiling. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, door to:

### **BEDROOM 2**

11'2" (3.40m) x 8'8" (2.64m). Radiator. Television aerial point. Coved ceiling. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 3**

7'2" (2.18m) x 6'2" (1.88m). Radiator. Coved ceiling. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, including shower attachment, folding glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Heated ladder towel rail. Large fitted mirror. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of open plan lawn with pathway leading to the front door, with courtesy light. To the rear of the property is an enclosed garden consisting of a paved patio, outside light and water tap. Raised timber decked terrace with inset LED lighting.

### **DETACHED GARDEN/STUDIO ROOM**

9'8" (2.95m) x 7'0" (2.13m). A great room to provide a number of uses with power, light and electric heater.

### **SINGLE GARAGE**

The garage is situated in a block close by with private parking directly in front. (Right hand side block – 2<sup>nd</sup> from left with blue door)

### **TENURE**

**FREEHOLD**

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3<sup>rd</sup> exit left onto Prince Charles Road and at the next roundabout bear left on Calthorpe Road which then connects to Beacon Lane. Continue straight ahead, over the roundabout, almost the brow of the hill turning left into Pinwood Meadow Drive where the property in question will be found towards the top end of this road on the left hand side.

## VIEWING

Strictly by appointment with the Vendors Agents.

**SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE**

**TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk**

## 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.

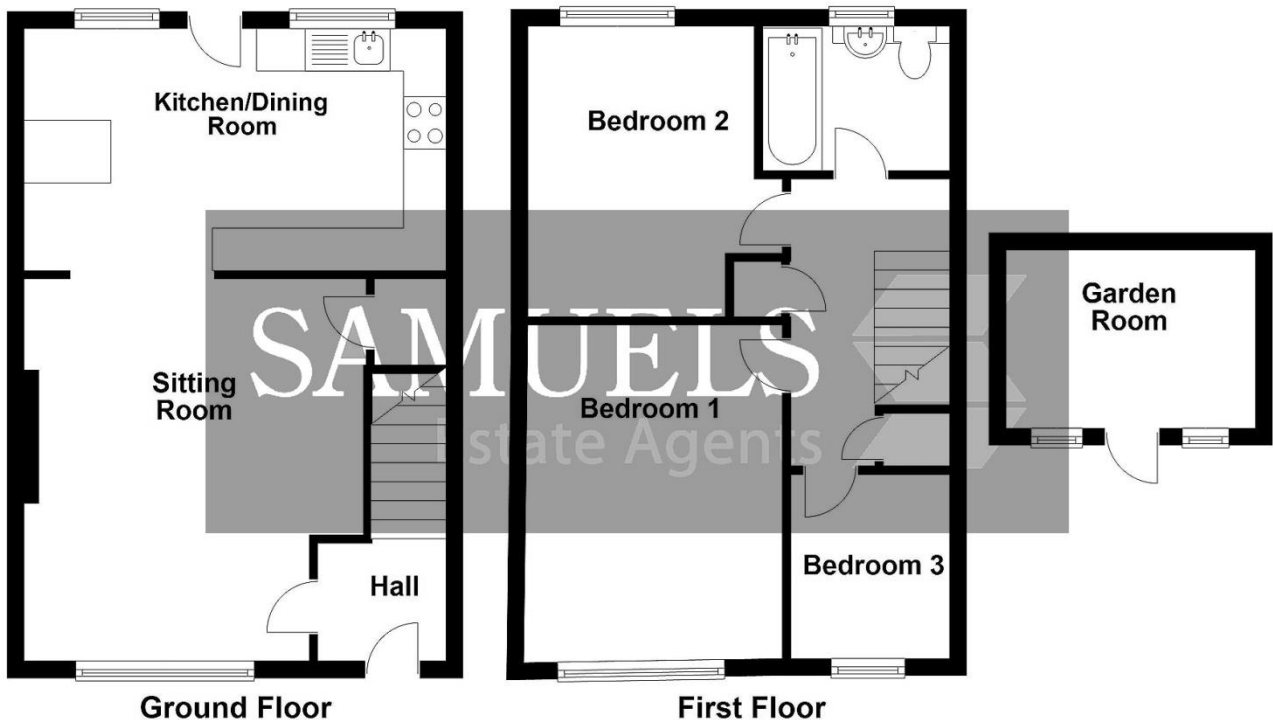
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0224/8577/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		