



**435 PINHOE ROAD  
EXETER  
DEVON  
EX4 8EN**

PROOF COPY



**£485,000 FREEHOLD**



An opportunity to acquire a substantial much improved and modernised Wakeham and Tucker built 1930's style semi detached family home. Presented in good decorative order throughout. Three good size double bedrooms. Spacious modern first floor bathroom. Entrance vestibule/porch. Large reception hall. Sitting room. Separate dining room. Modern kitchen/breakfast room. Rear lobby. Utility room. Ground floor cloakroom/shower room. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Car port. Garage. Good size enclosed lawned rear garden. Highly convenient position providing good access to local amenities, popular schools and major link roads. No chain. Viewing highly recommended.

## ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part lead effect uPVC double glazed front door leads to:

### ENTRANCE VESTIBULE/PORCH

Tiled flooring. Feature radiator. Built in shoe cupboard. Exposed ceiling beams. Lead effect uPVC double glazed windows to both front and side aspects. Attractive panelled door, with matching lead effect coloured glass panelled windows, leads to:

### RECEPTION HALL

13'5" (4.09m) maximum reducing to 10'2" (3.10m) x 10'0" (3.05m) maximum. A spacious reception hall. Feature vertical radiator with inset mirror. Inset LED lighting. Smoke alarm. Understair storage cupboard. High quality porcelain tiled flooring. Stairs rising to first floor. Oak wood door leads to:

### SITTING ROOM

17'0" (5.18m) into bay x 13'2" (4.01m). A light and spacious room. Laminate wood effect flooring. Feature vertical radiator. Inset LED spotlights to ceiling. uPVC double glazed bay window to front aspect. Glass paned oak wood double opening doors lead to dining room.

From reception hall, oak wood door leads to:

### DINING ROOM

14'0" (4.27m) x 13'2" (4.01m) into recess. Laminate wood effect flooring. Inst living flame effect gas fire. Feature vertical radiator. Inset LED spotlights to ceiling. uPVC double glazed double opening doors, with matching side windows, providing access and outlook to rear garden.

From reception hall, glass paned oak wood door leads to:

### KITCHEN/BREAKFAST ROOM

18'0" (5.49m) maximum x 10'0" (3.05m) excluding recess. A quality modern kitchen comprising fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Granite work surfaces with matching splashback. Central island incorporating breakfast bar. Single drainer sink unit, with modern style mixer tap, set within granite work surface. Space for range cooker with double width filter/extractor hood over. Integrated dishwasher. Space for double width fridge freezer. Pull out larder cupboard. Quality high polished porcelain tiled flooring. Feature vertical radiator. Additional built in larder cupboard. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Additional uPVC double glazed window to side aspect. Glass paned oak wood door leads to:

### REAR LOBBY

Inset LED spotlights to ceiling. High quality porcelain tiled flooring. Part obscure uPVC double glazed door to rear garden. Oak wood door leads to:

### UTILITY ROOM

5'10" (1.78m) x 5'4" (1.63m). Granite work top. Plumbing and space for washing machine. Further appliance space. Radiator. Wall mounted boiler serving central heating and hot water supply. Hot water cylinder. Quality high polished porcelain tiled flooring. uPVC double glazed window to side aspect.

From rear lobby, oak wood door leads to:

### SHOWER ROOM/CLOAKROOM

Good size tiled shower enclosure with fitted electric shower unit. Low level WC with integral wash hand basin and modern style mixer tap. High polished porcelain tiled flooring. Tiled wall surround. Inset LED spotlights to ceiling. Heated ladder towel rail. Obscure uPVC double glazed windows to both rear and side aspects.

### FIRST FLOOR LANDING

Smoke alarm. Inset LED spotlights to ceiling. Access to roof space. Feature vertical radiator with inset mirror. Smoke alarm. Attractive lead effect coloured glass paned window to side aspect. Oak wood door leads to:

### WALK IN STORAGE ROOM

With power and light. Range of built in storage cupboards. uPVC double glazed window to side aspect.

From first floor landing, oak wood door leads to:

### BEDROOM 1

17'0" (5.18m) into bay x 13'4" (4.06m) into wardrobe space. Range of built in wardrobes to majority of one wall. Laminate wood effect flooring. Radiator. uPVC double glazed bay window to front aspect.

From first floor landing, oak wood door leads to:

### BEDROOM 2

14'0" (4.27m) x 13'4" (4.06m) maximum into wardrobe space. Again another range of built in wardrobes to majority of one wall with inset LED lighting. Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

### BEDROOM 3

13'5" (4.09m) maximum into wardrobe space reducing to 10'0" (3.05m) x 11'5" (3.48m). Radiator. Laminate wood effect flooring. Built in double wardrobe with inset lighting. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

### BATHROOM

8'10" (2.69m) x 6'4" (1.93m). A luxury modern matching white suite comprising modern freestanding bath with modern style mixer tap including shower attachment. Low level WC. Wall hung wash hand basin with drawer space beneath and modern style mixer tap. Quadrant tiled shower enclosure with fitted electric shower unit including separate shower attachment. High polished porcelain tiled flooring. Quality high polished tiled wall surround. Inset LED spotlights to ceiling. Extractor fan. Heated ladder towel rail. Two Obscure uPVC double glazed windows to side aspect.

### OUTSIDE

To the front of the property is an area of lawned garden whilst a double width driveway provides parking for two vehicles with the driveway running to the left side elevation providing further parking, outside lighting, leading to car port and in turn providing access to:

### GARAGE

With power and light.

From the car port a side gate leads to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consists of a paved patio leading to an extensive level area of lawn. Side pathway leads to the lower end of the garden with large greenhouse and further crazy paved patio. The rear garden is enclosed to all sides.

### TENURE

Freehold

### MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors – EE, O2 and Vodafone likely – Three limited : Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standar & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band E

**DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road continue to the traffic light junction and proceed straight ahead onto Pinhoe Road. Continue almost to the end of this road and the property in question will be found on the right 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.

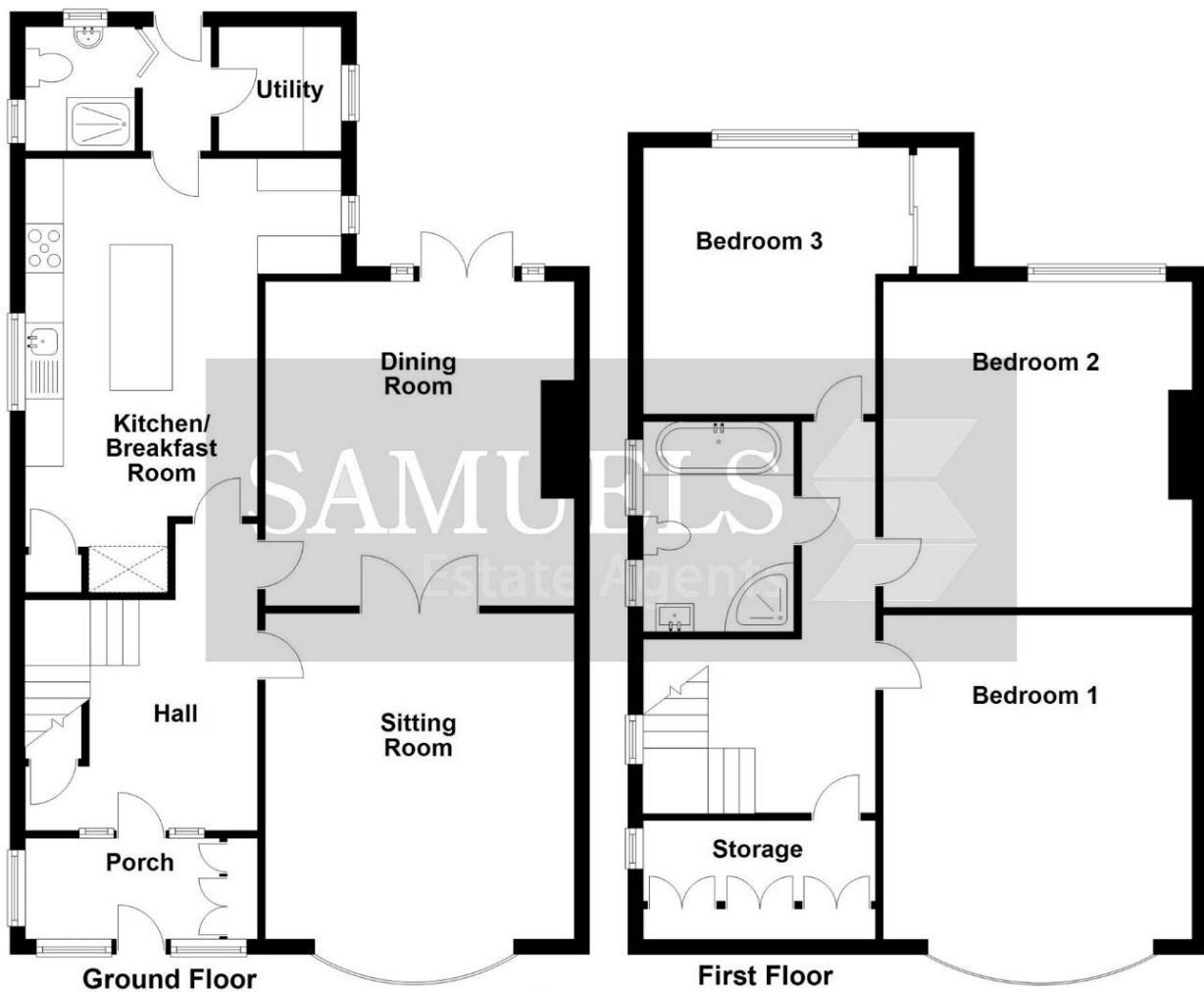
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0924/8739/AV



Total area: approx. 142.4 sq. metres (1533.0 sq. feet)

Floor plan for illustration purposes only – not to scale



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