

**29 PINHOE ROAD
EXETER
DEVON
EX4 7HS**



£325,000 FREEHOLD



An opportunity to acquire a much improved and modernised investment property situated within a highly convenient position providing good access to local amenities, Exeter city centre and university. Presented in good decorative order throughout. Four bedrooms. First floor modern bathroom. Reception hall. Communal room. Spacious modern kitchen/breakfast room. Enclosed lean to. Enclosed rear garden. Gas central heating. uPVC double glazing. Tenants in situ until July 2026. A great future investment or family home. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Smoke alarm. Door to:

SITTING ROOM/BEDROOM

14'0" (4.27m) into bay x 11'5" (3.48m). Laminate wood effect flooring. Radiator. uPVC double glazed bay window to front aspect.

From reception hall, door to:

DINING ROOM/COMMUNAL ROOM

12'2" (3.71m) x 9'8" (2.95m). Laminate wood effect flooring. Radiator. Feature part exposed brick fireplace with hearth. Window to rear aspect.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

16'10" (5.13m) x 9'4" (2.84m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with matching splashback. Five ring induction hob with filter/extractor hood over. Fitted electric oven. Wall mounted concealed boiler serving central heating and hot water supply. Integrated upright fridge freezer. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for table and chairs. Radiator. Deep understair storage cupboard with electric light also housing consumer unit, electric meter and gas meter. Glass paned door leads to:

LEAN TO

12'6" (3.81m) x 4'4" (1.32m). With power and light. uPVC double glazed door, with matching side panel, provides access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over, folding glass shower screen and tiled splashback. Low level WC. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Laminate wood effect flooring. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

From first floor half landing, door to:

BEDROOM 3

10'4" (3.15m) x 9'4" (2.84m) maximum. Laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR FULL LANDING

Laminate wood effect flooring. Smoke alarm. Access to roof space. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. Door to:

BEDROOM 2

12'2" (3.71m) x 9'8" (2.95m) maximum. Radiator. Laminate wood effect flooring. uPVC double glazed window to rear aspect.

From first floor full landing, door to:

BEDROOM 1

15'0" (4.57m) into bay x 11'10" (3.61m). Laminate wood effect flooring. Radiator. Two uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a small walled area of garden with pathway and steps leading to the front door. The rear garden is mostly laid to paving with outside WC, water tap and light. Enclosed to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the exit into Blackboy Road and continue along. At the traffic light/crossroad junction proceed straight ahead and down into Pinhoe Road where the property in question will be found a short way along 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 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.

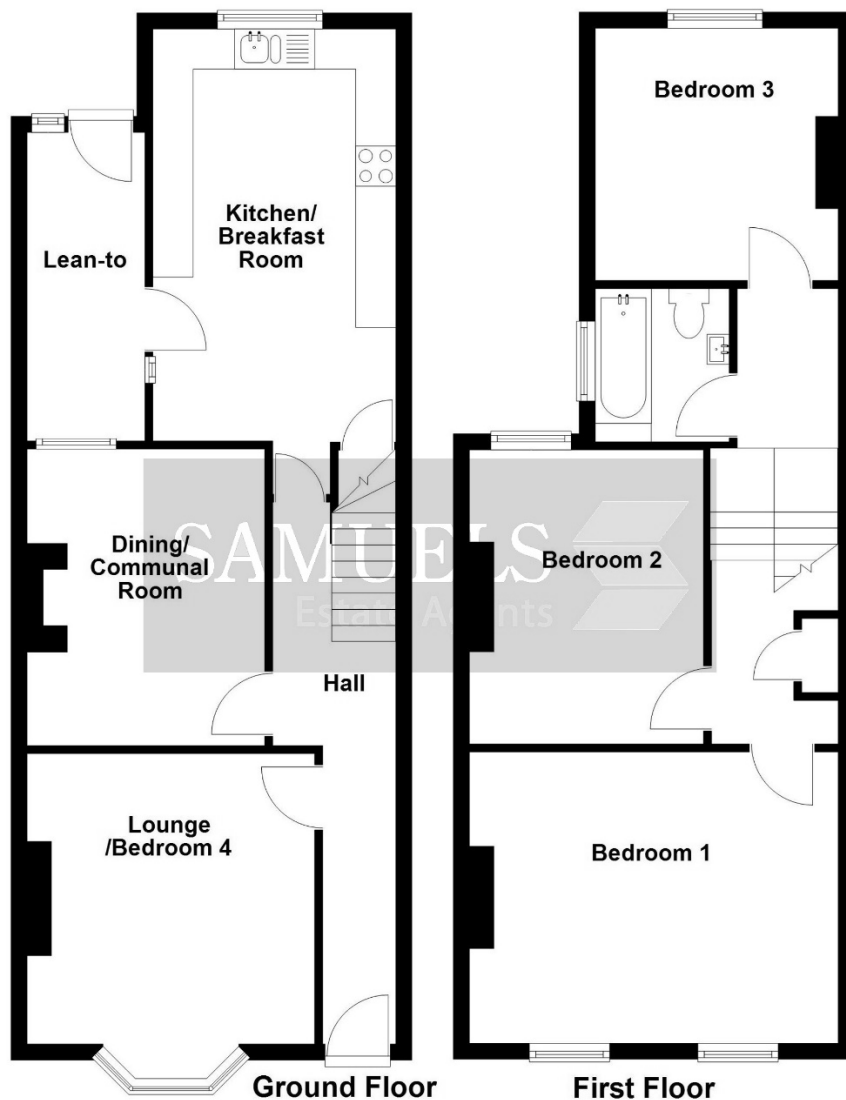
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1225/9092/AV



Total area: approx. 106.1 sq. metres (1142.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		