



**6 PINN VALLEY ROAD
PINHOE
EXETER
EX1 3UF**



£350,000 FREEHOLD



A spacious three bedroom detached family home occupying a delightful cul-de-sac position whilst within close proximity to local amenities and Pinhoe railway station. Good decorative order throughout. Three bedrooms. First floor bathroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. Large uPVC double glazing conservatory. Gas central heating. uPVC double glazing. Private driveway with turning area providing ample parking. Garage. Enclosed rear garden. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part frosted glass uPVC double glazed front door leads to:

RECEPTION HALL

Laminate wood effect flooring. Stairs rising to first floor. Radiator. Smoke alarm. Understair storage cupboard with electric light and fitted shelving also housing electric consumer unit. Door to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

15'10" (4.83m) x 11'2" (3.40m). Laminate wood effect flooring. Radiator. Limestone effect fireplace with raised hearth, inset living flame effect electric fire (remote control) and mantel over. Television aerial point. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/DINING ROOM

17'4" (5.28m) x 9'0" (2.74m). Fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect work surfaces with matching splashback incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Five ring gas hob with glass splashback and filter/extractor hood over. Double oven/grill. Recess for fridge freezer. Plumbing and space for dishwasher. Pull out larder cupboard. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to front aspect. Double glazed sliding patio doors providing access to:

CONSERVATORY

11'8" (3.56m) x 11'6" (3.51m) maximum. A spacious uPVC double glazed conservatory with dwarf wall and pitched polycarbonate roof. Radiator. Power and light. uPVC double glazed windows and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Linen/storage cupboard with fitted shelving. uPVC double glazed window to front aspect. Door to:

BEDROOM 1

12'4" (3.76m) maximum into wardrobe space x 10'8" (3.25m). Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

12'10" (3.91m) x 9'2" (2.79m) excluding door recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'2" (2.49m) x 7'6" (2.29m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising jacuzzi style panelled bath with modern style mixer tap including shower attachment, fitted mains shower unit, folding glass shower screen and tiled splashback. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled floor. Heated ladder towel rail. Inset LED spotlight to ceiling. Shaver point. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from occupying a delightful private cul-de-sac, one of only two houses. The property is approached via a pillared entrance which leads to a shared driveway (with neighbouring property) leading to a private driveway with turning area providing ample parking. Area of garden laid to decorative chipped slate for ease of maintenance. Area of lawn and shrub bed. Access to:

SINGLE GARAGE

17'8" (5.38m) x 8'6" (2.59m). Electronically operated up and over door. Pitched roof providing additional storage space. Power and light. Rear courtesy door provides access to the rear garden.

The rear garden consists of a paved patio and brick built storage shed. Outside lighting. Shaped area of lawn with surrounding shrub beds stocked with a variety of maturing shrubs, plants and trees including maturing conifers providing additional screening. To the right side elevation of the property is a paved pathway and side gate providing access to the front.

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 D (East Devon)

DIRECTIONS

Proceeding out of Exeter into Pinhoe on reaching the first mini roundabout turn right down into Station Road and before the level crossing turn left into Causey Lane. Continue almost the end of this road turning left into Pinn Valley Road and continue along for approximately 75 yards and the driveway to number 6 will be found on the right hand.

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.

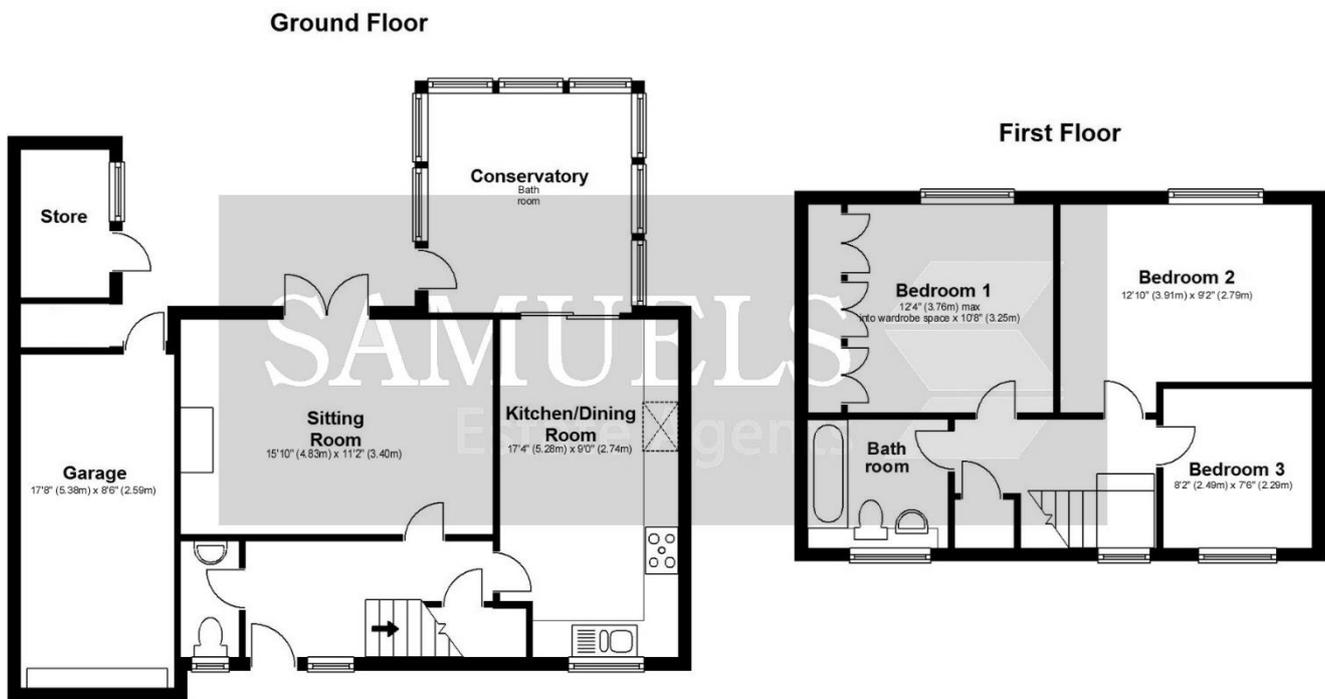
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0326/AV



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		