



**168 PINHOE ROAD
EXETER
DEVON
EX4 7HJ**

PROOF COPY



£325,000 FREEHOLD



A substantial square bay fronted mid terraced house offering well presented characterful accommodation whilst occupying a highly convenient position providing good access to local amenities, Exeter city centre and Polsloe railway station. Three bedrooms. First floor refitted modern shower room. Reception hall. Sitting room. Separate dining room. Good size kitchen/breakfast room. Gas central heating. uPVC double glazing. Delightful enclosed rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Exposed wood flooring. Stairs rising to first floor. Radiator. Cloak hanging space. Smoke alarm. Dado rail. Understair storage cupboard. Exposed wood door leads to:

SITTING ROOM

14'6" (4.42m) into bay x 11'8" (3.56m). A light and spacious room. Radiator. Contemporary modern fireplace with inset living flame effect electric fire, raised hearth, wood surround and mantel over. Television aerial point. Picture rail. uPVC double glazed bay window to front aspect.

From reception hall, exposed wood door leads to:

DINING ROOM

13'2" (4.01m) x 10'10" (3.30m). A characterful room with original built in display cabinet with storage cupboard under. Radiator. Exposed brick chimney recess with tiled hearth and inset gas fired stove (not connected). Picture rail. Radiator. uPVC double glazed door provides access and outlook to rear garden. Square opening to:

KITCHEN/BREAKFAST ROOM

23'2" (7.06m) maximum x 9'0" (2.74m) reducing to 6'8" (2.03m) in breakfast area.

Breakfast area – inset LED spotlights to ceiling. Attractive original tiled flooring. Radiator. Opening to:

Kitchen – a traditional style kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces with tiled splashbacks. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Space for range cooker with double width stainless splashback with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Upright storage cupboard. Attractive wood flooring. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Two double glazed Velux windows to pitched ceiling. uPVC double glazed window and door providing access and outlook to rear garden. Additional uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Exposed wood door leads to:

BEDROOM 1

14'8" (4.47m) into bay x 10'10" (3.30m). Attractive ornate cast iron fireplace with decorative tiling, carved wood surround and mantel over. Radiator. Picture rail. uPVC double glazed window to front aspect.

From first floor landing, exposed wood door leads to:

BEDROOM 2

13'2" (4.01m) x 10'2" (3.10m). Feature cast iron fireplace with carved wood surround and mantel over. Original wardrobe built into alcove with storage cupboard over. Radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, exposed wood door leads to:

BEDROOM 3

7'8" (2.30m) x 6'10" (2.08m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, exposed wood door, with inset obscure coloured glass panels, leads to:

SHOWER ROOM

8'6" (2.59m) x 7'6" (2.29m). A spacious refitted modern matching suite comprising large double width shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Tiled floor. Part tiled walls. Large traditional style radiator. Extractor fan. Inset LED spotlights to ceiling. Part obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Pillared entrance with attractive gate, pathway and steps leading to the front door. The rear garden is a particular feature of the property consisting of a gravelled and brick patio leading to a good size raised timber decked terrace. Timber pergola. Opening to a neat shaped area of level lawn with surrounding shrub beds stocked with a variety of maturing shrubs, plants and bushes. To the lower end of the garden is a timber shed. The rear garden is 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 – EE and Three limited voice & data, O2 voice likely & data limited, Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road which connects to Pinhoe Road. After the second set of traffic lights 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 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.

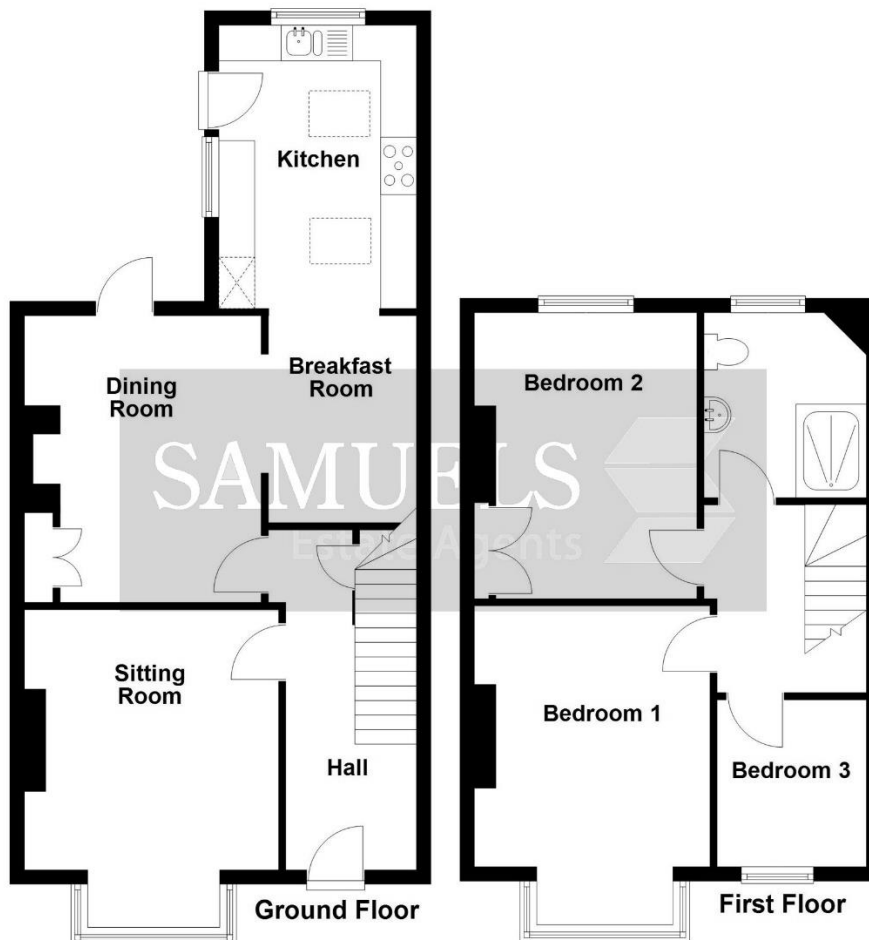
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/AV



Total area: approx. 97.5 sq. metres (1049.2 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		