



**8 GRASSLANDS DRIVE  
MONKERTON  
PINHOE  
EXETER  
EX1 3XZ**



**£300,000 FREEHOLD**



A well appointed Bovis built family home located within this highly sought after residential development providing good access to local amenities, Pinhoe train station and major link roads. Presented in good decorative order throughout. Three bedrooms. First floor modern bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. Gas central heating. uPVC double glazing. Delightful enclosed lawned rear garden enjoying southerly aspect. Driveway and garage. A great family home. Viewing highly recommended.

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

Canopy entrance. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Electric consumer unit. Smoke alarm. Thermostat control panel. Door to:

### **SITTING ROOM**

13'10" (4.22m) x 13'6" (4.11m). A characterful room. Radiator. Feature exposed brick fireplace with inset living flame effect electric fire. Exposed ceiling beam. Three wall light points. Television aerial point. Telephone point. Understair storage cupboard. uPVC double glazed window to front aspect. Feature archway opens to:

### **DINING ROOM**

9'2" (2.79m) x 9'0" (2.74m). Radiator. Feature exposed ceiling beam. Wall light point. uPVC double glazed double opening doors providing access and outlook to rear garden. Door leads to:

### **KITCHEN**

9'0" (2.74m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer. Plumbing and space for washing machine. Space for fridge. Space for upright fridge freezer. Radiator. Inset spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Access, via pull down aluminium ladder, to insulated and part boarded roof space. Storage cupboard with fitted shelving. Additional storage cupboard housing combination boiler serving central heating and hot water supply (installed 2016). Door to:

### **BEDROOM 1**

12'0" (3.66m) excluding wardrobe space x 10'6" (3.20m). Radiator. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

10'0" (3.05m) x 8'2" (2.49m) excluding wardrobe space. Radiator. Built in wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

9'2" (2.79m) x 6'4" (1.93m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

6'8" (2.03m) x 5'6" (1.68m). A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit and glass shower screen. WC. Wash hand basin with modern style mixer tap. Heated ladder towel rail. Tiled wall surround. Light/shaver point. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is a paved area of garden with neat hedgerow. Dividing pathway leads to the front door with courtesy light. The rear garden enjoys a southerly aspect whilst consists of a paved patio with outside light and water tap. Neat shaped area of lawn with surrounding shrubs beds well stocked with a variety of maturing shrubs, plants and trees including palms. The rear garden is enclosed to all sides whilst to the lower end is a timber gate providing immediate access to private driveway providing parking for one vehicle in turn providing access to:

### **SINGLE GARAGE**

17'10" (5.44m) x 9'0" (2.74m). Up and over door providing vehicle access. Pitched roof providing additional storage space.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D (Exeter)

## DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the very end and turn left, at Sainsbury's, signposted 'Pinhoe'. Continue on to the new inner bypass and turn left at the traffic lights signposted Pinhoe. Upon reaching Pinhoe itself at the first mini roundabout take the last exit down into Station Road and continue down, over the railway crossing, and proceed along which connects to Pinn Lane, continue around taking the 2<sup>nd</sup> turning left into Grasslands Drive. 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 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.

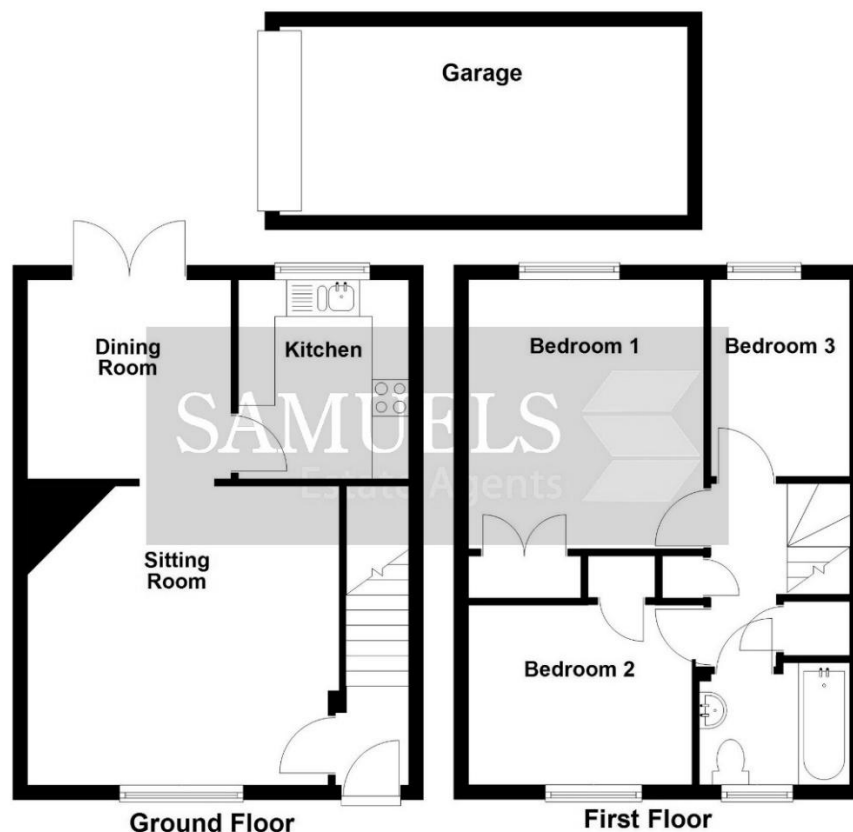
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0325/8881/AV**



Total area: approx. 86.6 sq. metres (932.6 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		