



**12 GUERNSEY AVENUE  
PINHOE  
EXETER  
EX4 9AP**

PROOF COPY



**£350,000 FREEHOLD**



A beautifully presented modern detached family home located within this highly sought after development on the outskirts of Exeter providing good access to local amenities, popular schools and major link roads. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Cloakroom. Light and spacious lounge/dining room open plan to quality modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Private parking for at least two vehicles. Enclosed rear garden enjoying a high degree of privacy. Viewing highly recommended.

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

Large canopy entrance. Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Recently installed Karndean wood effect flooring. Radiator. Stairs rising to first floor. Smoke alarm. Inset LED spotlights to ceiling. Oak wood door leads to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap. Attractive half height tiled wall surround. Radiator. Recently installed Karndean wood effect flooring. Extractor fan. Inset LED spotlight.

From reception hall, oak wood door leads to:

### **LOUNGE/DINING ROOM**

16'4" (4.98m) maximum x 16'4" (4.98m) maximum. Light and spacious room with recently installed quality Karndean wood effect flooring. Two radiators. Telephone point. Television aerial point. Deep understair storage cupboard with double power point also housing electric consumer unit. Double glazed bi-folding doors providing access and outlook to rear garden. Open plan to:

### **KITCHEN/BREAKFAST ROOM**

12'6" (3.81m) maximum x 8'8" (2.64m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Quartz work surfaces incorporating breakfast bar with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap set within work surface. Fitted Bosch electric double oven/grill. Bosch induction hob with splashback and filter/extractor hood over. Integrated upright Bosch fridge freezer. Upright storage cupboard. Integrated Bosch washing machine. Integrated Bosch dishwasher. Wall mounted concealed boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Smoke alarm. Recently installed quality Karndean wood effect flooring. uPVC double glazed window to front aspect with fine outlook over neighbouring area and countryside beyond.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Inset LED spotlights to ceiling. Deep storage cupboard. Oak wood door leads to:

### **BEDROOM 1**

12'8" (3.86m) maximum x 9'0" (2.74m). Radiator. Television aerial point. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden. Oak wood door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising deep tiled shower enclosure with fitted mains shower including separate shower attachment. Wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Tiled floor. Half height tiled wall surround. Heated ladder towel rail. Shaver point. Extractor fan. Inset LED spotlight to ceiling.

From first floor landing, oak wood door leads to:

### **BEDROOM 2**

12'3" (3.73m) maximum reducing to 10'2" (3.10m) x 9'0" (2.74m). Radiator. Television aerial point. uPVC double glazed window to front aspect with fine outlook over neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, oak wood door leads to:

### **BEDROOM 3**

11'0" (3.35m) maximum reducing to 9'2" (2.79m) x 7'0" (2.13m). Radiator. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

### **BATHROOM**

6'10" (2.08m) x 5'6" (1.68m). A modern matching white suite comprising tiled panelled bath with fitted mains shower unit over and glass shower screen. Wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Tiled flooring. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

Directly to the front of the property is allocated parking for two vehicles. Shrub bed. Paved pathway and steps leads to the front door with courtesy light. To the right side elevation is a shared pathway which leads to a private gate leading to the rear garden which provides a high degree of privacy and consists of a paved patio with outside light and water tap. Timber shed. Central steps lead to a shaped area of lawn. 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, Three, O2 and Vodafone voice & data limited

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D

## DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction near Sainsbury's and bear left continue down to the traffic light junction and turn left signposted 'Pinhoe'. At the 2<sup>nd</sup> mini roundabout take the 1<sup>st</sup> exit left into Church Hill and continue up the hill taking the right hand turning into Jersey Road. Proceed along and take the right hand turning into Guernsey Avenue.

## 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.

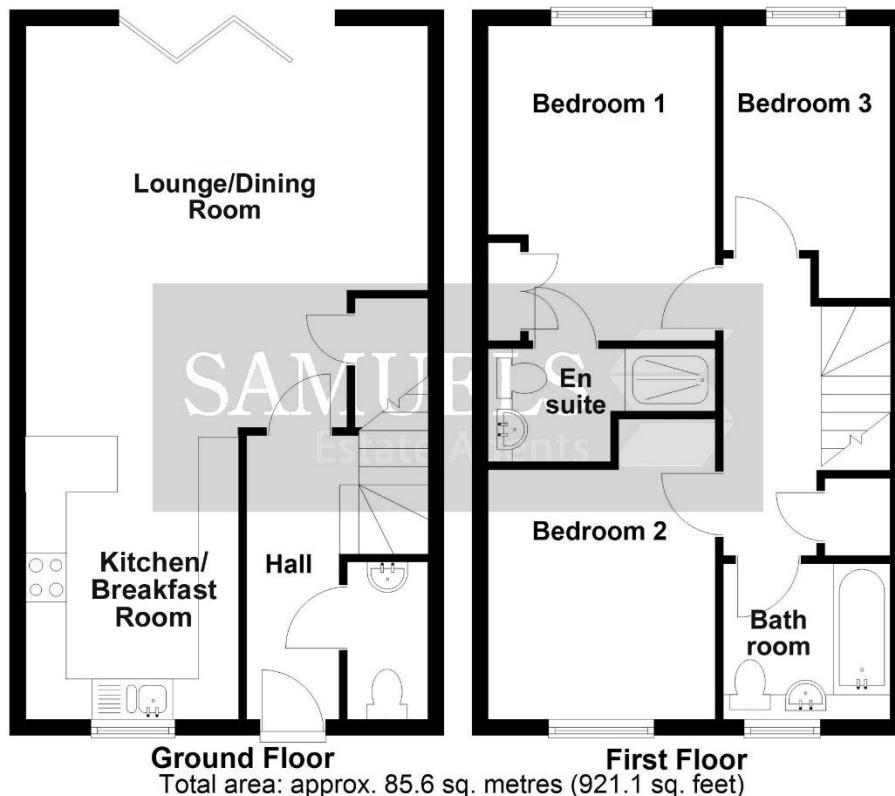
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0525/8640/AV



Floor plan for illustration purposes only – not to scale

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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