

**19 PINWOOD MEADOW DRIVE  
EXETER  
DEVON  
EX4 9LA**



**£275,000 FREEHOLD**



**A stylish much improved and extended modern mid link house with fine outlook and views over neighbouring area, parts of Exeter and beyond. Presented in good decorative order throughout. Two bedrooms. First floor modern bathroom. Sitting room. Fabulous light and spacious modern kitchen/dining/family room. Gas central heating. uPVC double glazing. Enclosed rear garden. Garage. Popular residential location convenient to local amenities and Exeter city centre. No chain. Viewing recommended.**

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE HALL**

Cupboard housing electric consumer unit, gas meter and electric meter. Obscure glass panelled internal door leads to:

### **SITTING ROOM**

13'0" (3.96m) x 12'0" (3.66m) excluding door recess. Two radiators. Contemporary fireplace with raised hearth, inset living flame effect electric fire and wood mantel over. Telephone point. Television aerial point. Stairs rising to first floor. Understair storage cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to front aspect. Obscure uPVC double glazed door leads to:

### **KITCHEN/DINING/FAMILY ROOM**

Kitchen Area – 13'0" (3.96m) x 8'10" (2.69m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. Ceramic 1½ bowl sink unit with traditional style mixer tap and single drainer. Space for upright fridge freezer. Plumbing and space for washing machine. Space for slimline dishwasher. Laminate tiled effect flooring. Inset LED spotlights to ceiling. Radiator. Large square opening to:

Dining/Family room – 10'8" (3.25m) x 9'8" (2.95m) maximum. A fabulous light and spacious room providing a number of uses. Upright storage cupboard, with fitted shelf, housing boiler serving central heating and hot water supply. Laminate tiled effect flooring. Obscure uPVC double glazed windows to side aspect. Two double glazed Velux windows to pitched ceiling. Inset LED spotlights to pitched ceiling. uPVC double glazed double opening doors, with matching side windows, providing access to rear garden and also enjoying fine outlook over neighbouring area, parts of Exeter and countryside beyond.

### **FIRST FLOOR LANDING**

Access to roof space. Door to:

### **BEDROOM 1**

13'0" (3.96m) x 12'0" (3.66m) maximum into wardrobe space. A well proportioned room with a range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

8'8" (2.64m) excluding wardrobe space x 6'4" (1.93m) excluding door recess. Radiator. Built in cupboard/wardrobe. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising tiled panelled bath with modern style mixer including shower attachment, folding glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC. Radiator. Inset LED spotlights to ceiling. Shaver point. 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 with inset flower/shrub beds. Pathway leads to the front door with courtesy light. The rear garden enjoys a south westerly aspect and is mostly laid to paving for ease of maintenance with well stocked flower/shrub beds. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access to **garage** in block situated close by (numbered 19).

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and 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 - B

## DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3<sup>rd</sup> exit left onto Prince Charles Road and continue along. At the next roundabout bear left onto Calthorpe Road which then connects to Beacon Lane. At the next roundabout proceed straight over and proceed almost to the brow of the hill and turn left into Pinwood Lane which connects to Pinwood Meadow Drive, 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.

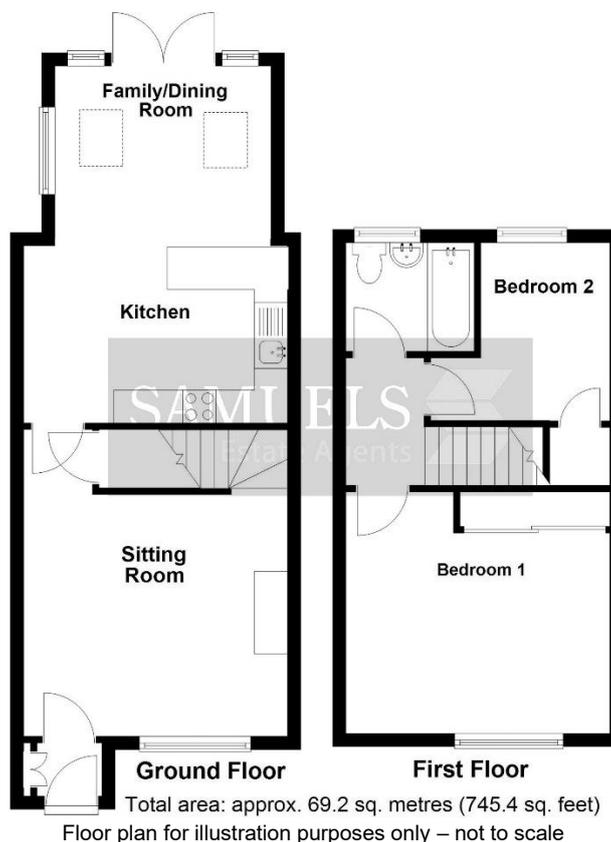
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0225/8879/AV**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		