



**12A LANGATON LANE
PINHOE
EXETER
EX1 3SP**



£300,000 FREEHOLD



A stylish semi detached chalet style bungalow occupying a highly convenient position within close proximity to local amenities and Pinhoe railway station. Presented in superb decorative order throughout. Two bedrooms. Ensuite bathroom to master bedroom. Reception hall. Spacious sitting room. Modern kitchen/dining room. Ground floor shower room. Gas central heating. uPVC double glazing. Well maintained enclosed rear and side gardens. Double width driveway providing parking for two vehicles. Garage. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Radiator. Inset LED spotlights to ceiling. Stairs rising to first floor. Smoke alarm. Deep walk in understair storage cupboard with electric light. Door to:

SITTING ROOM

12'10" (3.91m) x 11'8" (3.56m). Radiator. Telephone point. Television aerial point. Two wall light points. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/DINING ROOM

13'6" (4.11m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Integrated washing machine. Integrated freezer. Space for fridge. Space for small table and chairs. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

BEDROOM 2

13'0" (3.96m) x 7'8" (2.30m). Television aerial point. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

SHOWER ROOM

8'6" (2.59m) x 5'4" (1.63m). A modern matching white suite comprising quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Light/shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Radiator. Inset LED spotlights to ceiling. Access point to eaves/storage space. Double glazed Velux window to rear aspect. Door to:

BEDROOM 1

12'8" (3.86m) excluding door recess x 9'8" (2.95m). Radiator. Access point to eaves/storage space. Inset LED spotlights to ceiling. Double glazed Velux window to front aspect. uPVC double glazed window to side aspect. Door to:

ENSUITE BATHROOM

7'6" (2.29m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Heated ladder towel rail. Light/shaver point. Extractor fan. Inset LED spotlights to ceiling. Double glazed Velux window to front aspect.

OUTSIDE

To the front of the property is a raised area of garden laid to decorative stone chippings for ease of maintenance. Pathway and steps lead to the front door. To the right side elevation is a private double width driveway providing parking for two vehicles and access to:

GARAGE

15'4" (4.67m) x 9'6" (2.90m). Power and light. Pitched roof providing additional storage space. Wall mounted boiler serving central heating and hot water supply.

To the right side of the garage is a timber gate providing access to the rear garden which enjoys a south westerly aspect and consists of an extensive raised timber decked terrace which is situated directly to the rear of the bungalow with outside lighting and water tap. Steps lead to a raised area of garden which extends to the side elevation and mostly laid to lawn with gravelled section and additional timber decked terrace with greenhouse. The garden is enclosed by timber panelled fencing to all sides.

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 C (Exeter)

DIRECTIONS

Upon reaching Pinhoe from Exeter continue over the two roundabouts and take the 1st right into Langaton Lane, continue 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 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.

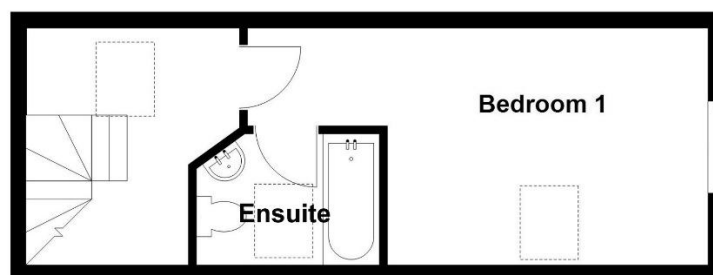
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

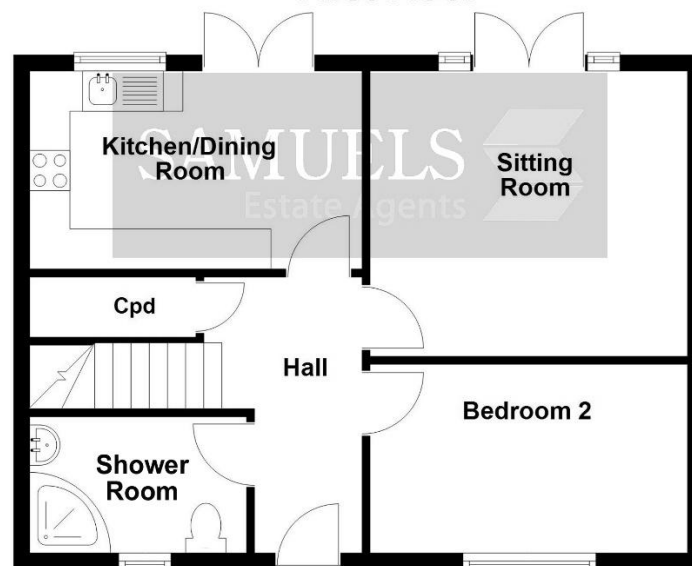
Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/1125/9083/AV



First Floor



Ground Floor

Total area: approx. 73.9 sq. metres (795.2 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	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		