



**2 FAIRMEAD COURT
PINN LANE
PINHOE
EXETER
EX1 3QG**

PROOF COPY



£375,000 FREEHOLD



A fabulous much improved and extended semi detached family home with two single garages and good size south westerly facing rear garden. Spacious living accommodation arranged over three floors. Three good size bedrooms. First floor bathroom. Sitting room. Separate dining room. Ground floor study. Ground floor cloakroom. Spacious kitchen/breakfast room. Gas central heating. Double glazing. Private double width driveway leading to garages. Highly desirable residential location providing great access to local amenities including popular schools, surgery and Pinhoe railway station. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Part obscure glass panelled door leads to:

RECEPTION HALL

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

SITTING ROOM

14'0" (4.27m) x 13'4" (4.06m). A spacious room. Radiator. Three wall light points. Smoke alarm. Television aerial point. Telephone point. Feature exposed brick chimney breast with inset living flame effect electric fire. Understair storage cupboard. Ornate ceiling beam. Sealed unit double glazed window to front aspect. Feature archway opens to:

DINING ROOM

9'2" (2.79m) x 9'0" (2.74m). Two wall light points. Radiator. Ornate ceiling beam. Doorway opens to:

INNER LOBBY

Radiator. Door to:

STUDY

7'8" (2.30m) x 5'8" (1.73m). Fitted shelving. Inset halogen spotlights to ceiling. Sealed unit double glazed window to side aspect.

From inner lobby, door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Inset halogen spotlight to ceiling. Extractor fan.

From dining room, large square opening to:

KITCHEN/BREAKFAST ROOM

14'6" (4.42m) x 9'8" (2.95m). Again a light and spacious fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Electric fan in skirting under the sink. Space for electric/gas cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Plumbing and space for slimline dishwasher. Upright storage cupboard. Laminate wood effect flooring. Inset halogen spotlights to ceiling. Space for table and chairs. Sealed unit double glazed window to rear aspect with outlook over rear garden. Sealed unit double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Airing/storage cupboard with fitted shelving and electric bar heater. Door to:

BEDROOM 2

12'2" (3.71m) excluding wardrobe space x 10'6" (3.20m). Radiator. Built in double wardrobe. Sealed unit double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'6" (3.20m) x 8'0" (2.44m). Excluding wardrobe space. Radiator. Built in single wardrobe. Sealed unit double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

9'0" (2.74m) x 6'4" (1.93m). A matching white suite comprising panelled bath with fitted mains shower unit over, glass shower screen and tiled splashback. Low level WC. Wash hand basin. Part tiled walls. Radiator. Light/shaver point. Extractor fan. Obscure sealed unit double glazed window to rear aspect.

From first floor landing, door to:

INNER LANDING

Radiator. Sealed unit double glazed window to side aspect. Stairs lead to:

SECOND FLOOR

BEDROOM 1

17'6" (5.33m) maximum x 17'0" (5.18m) maximum (part sloped ceiling). An impressive light and spacious room with two radiators. Television aerial point. Range of built in wardrobes. Smoke alarm. Access to roof space. Cupboard housing boiler serving central heating and hot water supply. Sealed unit double glazed window to front aspect with outlook over neighbouring area and beyond. Two double glazed Velux windows to rear aspect again with outlook over neighbouring area including park.

OUTSIDE

to the front of the property is an area of garden laid to decorative chipped slate for ease of maintenance with dividing pathway leading to front door with courtesy light. A double width driveway provides parking for two vehicles with each providing access to two single garages:

GARAGE 1 (Leasehold)

18'0" (5.49m) x 8'2" (2.49m) (approximate measurements). Up and over door providing vehicle access. Power and light.

GARAGE 2 (Leasehold)

18'0" (5.49m) x 8'0" (2.44m) (approximate measurements). Up and over door providing vehicle access.

To the left side elevation of the property is a pathway and timber gate leading to the rear garden, which is a particular feature of the property, being larger than average for the area and enjoying a south-westerly aspect.

Comprising two tiered paved patio with outside light and water tap leading to a good size shaped area of lawn. Well stocked shrub beds stocked with a variety of maturing shrubs, plants and bushes. Further area of garden laid to decorative stone chippings for ease of maintenance. The rear garden is enclosed to all sides.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction at the end of the road, by Sainsbury's, and bear left. Continue down to the next traffic light junction and turn left signposted 'Pinhoe', upon reaching Pinhoe at the 1st roundabout take the last exit down into Station Road. Continue down, over the level crossing, and Fairmead Court 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.

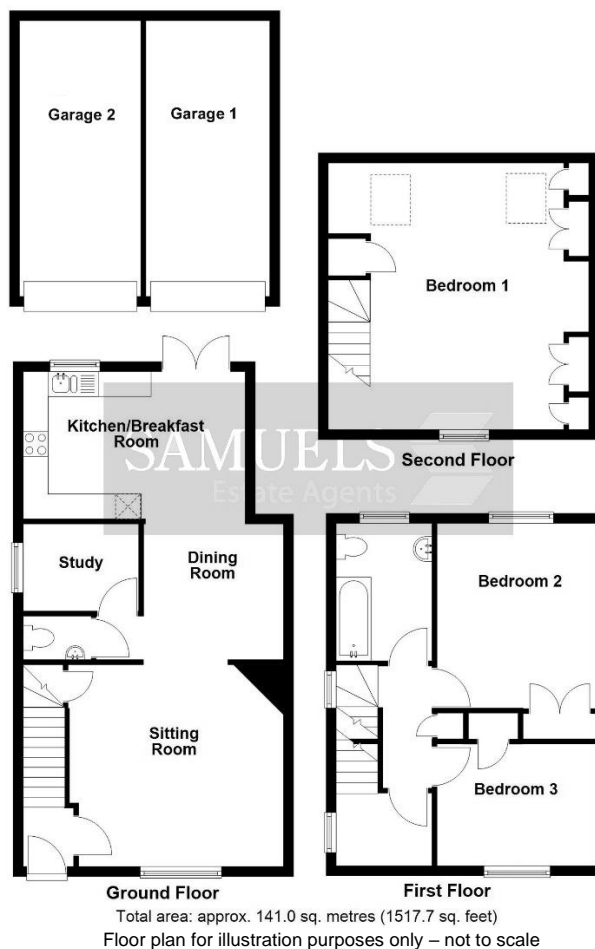
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8567/AV





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