



**29 BOURN RISE
PINHOE
EXETER
EX4 8QD**

PROOF COPY



£235,000 FREEHOLD



An opportunity to acquire a deceptively spacious three bedroom mid terraced house occupying a highly convenient position providing good access to local amenities. Requiring a degree of modernisation. Three bedrooms. First floor bathroom. Reception hall. Spacious lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying a westerly aspect. Garage. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Telephone point. Electric fuse box. Stairs rising to first floor. Door to:

LOUNGE/DINING ROOM

27'2" (8.28m) x 11'8" (3.56m) reducing to 7'8" (2.30m) dining room. A light and spacious room. Two radiators. Fitted gas fire with fire surround. Telephone point. Television aerial point. Understair storage cupboard. Deep double width storage cupboard. uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Door to:

KITCHEN

9'10" (3.0m) x 6'10" (2.08m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for electric cooker. Space for fridge. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Access to roof space. Door to:

BEDROOM 1

11'8" (3.56m) excluding wardrobe space x 10'0" (3.05m). Radiator. Deep built in cupboard/wardrobe. Built in double wardrobe. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'10" (3.0m) excluding door recess x 8'6" (2.59m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) excluding door recess x 6'2" (1.88m). Radiator. Airing cupboard, with fitted shelving, housing hot water tank. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with mixer tap, fitted electric shower unit over and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

OUTSIDE

To the front of the property is an area of open plan lawn with flower/shrub beds. Dividing pathway leads to the front door. The rear garden enjoys a westerly aspect whilst is mostly laid to lawn with side shrub beds. Dividing pathway leads to a rear gate in turn providing access to:

GARAGE

In block close by (white garage door as shown in photograph).

TENURE FREEHOLD

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.

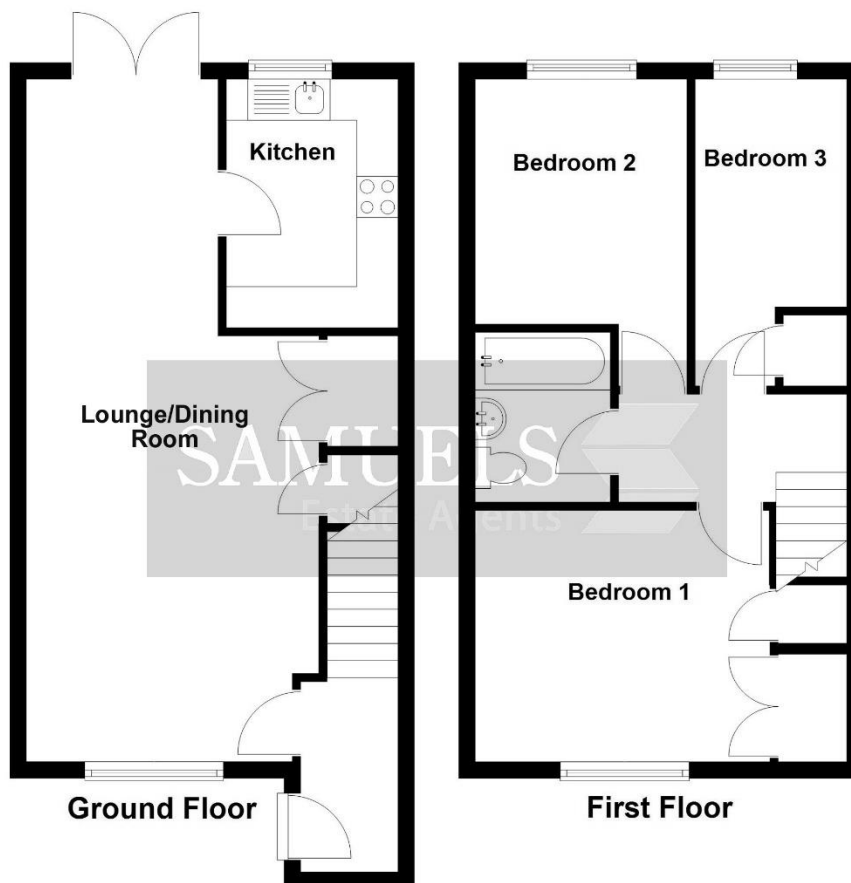
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1223/8549/AV



Total area: approx. 76.4 sq. metres (822.5 sq. feet)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |