



**15 BINDON ROAD
EXETER
DEVON
EX4 9HN**



£525,000 FREEHOLD



A deceptively spacious detached chalet style property offering well proportioned versatile living accommodation whilst occupying a fabulous position with large enclosed lawned rear garden. Four bedrooms. Dressing room to master bedroom. Reception hall. Light and spacious lounge/dining room. Kitchen/breakfast room. Family room. First floor shower room. Ground floor bathroom. Private driveway. Garage. Delightful extensive lawned gardens enjoying a high degree of privacy. Substantial detached studio room. Popular residential location convenient to local amenities. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Obscure uPVC double glazed front door, with matching side panel, leads to:

ENTRANCE HALL

Cloak hanging space. Obscure glass paned internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Cloak cupboard with hanging rail and fitted shelf. Door to:

LOUNGE/DINING ROOM

24'2" (7.37m) x 13'6" (4.11m). A well proportioned light and spacious room. Two radiators. Marble effect fireplace with raised hearth, inset living flame effect fire, fire surround and mantel over. Television aerial point. Four wall light points. Large uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

16'5" (5.0m) x 9'4" (2.84m) maximum reducing to 7'6" (2.29m). Fitted with a range of matching base, drawer and eye level cupboards with wood effect roll edge work surfaces and tiled splashbacks. Fitted electric double oven/grill. Four ring gas hob with glass splashback and filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Space for fridge and separate freezer. Radiator. Space for table and chairs. Larder cupboard with fitted shelving also housing consumer unit and electric meter. Additional storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to side aspect with outlook over garden. uPVC double glazed window and door providing access and outlook to rear garden.

From reception hall, door to:

FAMILY ROOM

10'0" (3.05m) x 8'10" (2.69m) maximum. A room to provide a number uses. Radiator. Television aerial point. Dado rail. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 4

11'10" (3.61m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

8'6" (2.59m) x 5'10" (1.78m). Comprising panelled bath. Wash hand basin. WC. Tiled wall surround. Heated towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Door to:

BEDROOM 1

15'4" (4.67m) maximum x 10'0" (3.05m). Range of built in wardrobes. Radiator. Large uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring area, parts of Exeter and beyond. Feature archway opens to:

DRESSING ROOM

9'8" (2.95m) excluding wardrobe space x 7'2" (2.18m). Radiator. Access point to eaves/storage space. Large deep built in wardrobes. uPVC double glazed window to side aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

9'10" (3.0m) x 9'10" (3.0m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 3

9'8" (2.95m) x 9'6" (2.90m). Telephone point. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

Comprising tiled shower enclosure with fitted electric shower unit. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC. Heated ladder towel rail. Shaver point. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a neat shaped area of lawn with neat natural hedgerow. Dividing pathway leads to the front door. A gravelled hardstanding provides off road parking.

GARAGE

18'4" (5.59m) x 8'0" (2.44m). Power and light. Fitted workbench. Plumbing and space for washing machine. Further appliance space. Rear courtesy door provides access to rear garden.

From the right side elevation is a side gate leading to the rear garden which is a particular feature of the property consisting of a good size raised paved patio with central steps leading down to an extensive well maintained lawned area of garden. Well stocked shrub borders stocked with a variety of maturing shrubs, plants, bushes and trees including palms. Timber shed. To the right side elevation of the garden is a further paved patio with two timber sheds and an area of lawn. Greenhouse.

SUBSTANTIAL DETACHED STUDIO

23'0" (7.01m) x 9'4" (2.84m) (overall measurements). Part divided into two rooms.

Kitchen/lounge – fitted with a range of matching base units with work surfaces and tiled splashback. Single drainer sink unit with mixer tap. Space for fridge. Further appliance space. Space for sofa etc. Fitted shelving. Two uPVC double glazed windows overlook rear garden. uPVC double glazed double opening doors. Additional uPVC double glazed window to rear aspect. Door to:

Bedroom area – uPVC double glazed window overlooking rear garden.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band E (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the very end, by Sainsbury's, and bear left and proceed straight ahead. At the next set of traffic lights turn left signposted 'Pinhoe' and on reaching Pinhoe continue over the two mini roundabouts and proceed straight ahead taking the left hand turn into Park Lane then the 4th left into Bindon Road then bear left and continue down to the bottom end of the cul-de-sac where the property in question will be found.

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.

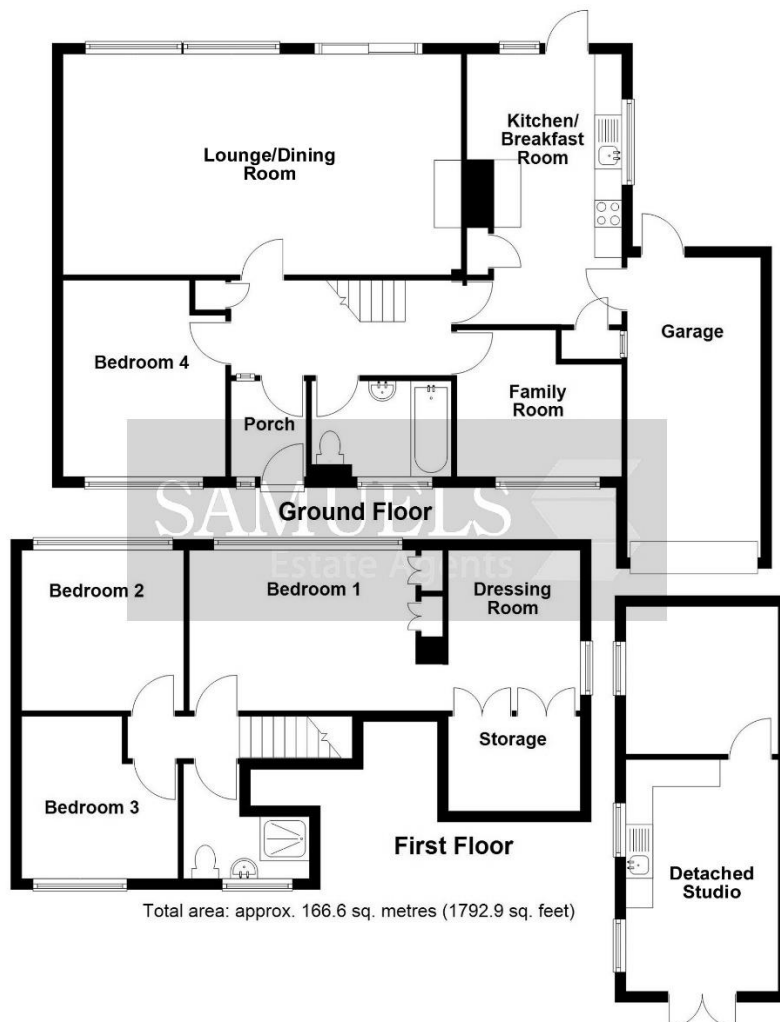
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8902/AV



Floor plan for illustration purposes – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		