

**2 JUNIPER CLOSE
PINWOOD MEADOW
EXETER
EX4 9JT**



£375,000 FREEHOLD



A beautifully presented much improved and extended detached family home with fine outlook and views over neighbouring area, parts of Exeter and beyond. Three bedrooms. Refitted first floor modern bathroom. Entrance porch. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Utility room. Ground floor shower/cloakroom. uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Private driveway. Garage. Beautifully kept and well maintained lawned rear garden enjoying southerly aspect and fine outlook and views over neighbouring area and beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENCLOSED ENTRANCE PORCH

uPVC double glazed windows to both front and side aspects. Obscure uPVC double glazed door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Cloak hanging space. Smoke alarm. Glass panelled door leads to:

LOUNGE/DINING ROOM

24'6" (7.47m) x 13'2" (4.01m) maximum reducing to 8'4" (2.54m) dining room end. A light and spacious room. Two radiators. Telephone point. Television aerial point. Understair storage cupboard. Thermostat control panel. uPVC double glazed window to front aspect. Double glazed sliding patio door provides access to:

CONSERVATORY

15'0" (4.57m) maximum x 9'10" (3.0m) maximum. A quality fitted uPVC double glazed conservatory with pitched roof and dwarf wall. Electric wall heater. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden. Fine outlook over neighbouring area, parts of Exeter and countryside beyond.

From lounge/dining room, glass panelled door leads to:

KITCHEN

9'8" (2.95m) x 7'6" (2.29m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Space for electric cooker with filter/extractor hood over. Integrated upright fridge freezer. Integrated Bosch dishwasher. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and countryside beyond. uPVC double glazed door provides access to:

UTILITY ROOM

Single drainer sink unit, with modern style mixer tap, set with quartz work surface and tiled splashback. Plumbing and space for washing machine. Base cupboard. Two eye level cupboards. Radiator. Inset LED spotlights to ceiling. Door to garage. Double glazed Velux style window to part pitched ceiling. uPVC double glazed door provides access to rear garden. Door to:

SHOWER ROOM

A modern matching white suite comprising good size shower enclosure with toughened glass shower screen. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Part tiled walls. Extractor fan. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect. Double glazed Velux style window to part pitched ceiling.

FIRST FLOOR LANDING

Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Smoke alarm. Additional deep storage cupboard, with fitted shelf, housing boiler serving central heating and hot water supply. Access, via pull down aluminium ladder, to insulated roof space with electric light. Door to:

BEDROOM 1

13'0" (3.96m) x 9'8" (2.95m). Range of quality built in bedroom furniture consisting two double wardrobes, two single wardrobes and range of fitted drawers and storage cupboards. Radiator. uPVC double glazed window, with deep sill, to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) maximum into wardrobe space x 8'8" (2.64m). Radiator. Range of built in bedroom furniture consisting triple wardrobe, storage cupboards and two matching bedside units. 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:

BEDROOM 3

7'4" (2.24m) x 6'2" (1.88m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A refitted modern matching white suite comprising panelled bath with central mixer tap, fitted electric shower unit over and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Heated ladder towel rail. Tiled wall surround. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a neat area of open plan lawn with pathway leading to front door with courtesy light. A private driveway provides parking in turn providing access to:

GARAGE

18'0" (5.49m) x 8'8" (2.64m). With power and light. Pitched roof providing additional storage space. Electric consumer unit. Electric meter. Gas meter. Rear courtesy door provides access to utility room.

To the left side elevation of the property is a gate with pathway leading to the rear garden, which is a particular feature of the property, enjoying a southerly aspect and consisting of a paved patio with outside light and water tap enjoying the fine outlook over neighbouring area, parts of Exeter and countryside beyond. Neat shaped area of lawn with surrounding shrub borders well stocked with a variety of maturing shrubs, plants, bushes and trees. The rear garden is enclosed to all sides.

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 & data limited, O2 voice likely & 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 D (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit into Prince Charles Road and continue along which connects to Calthorpe Road in turn connecting to Beacon Lane. At the mini roundabout proceed straight over and continue almost to the brow of the hill turning left into Pinwood Meadow Drive and continue almost to the top of this road turning left into Juniper Close.

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.

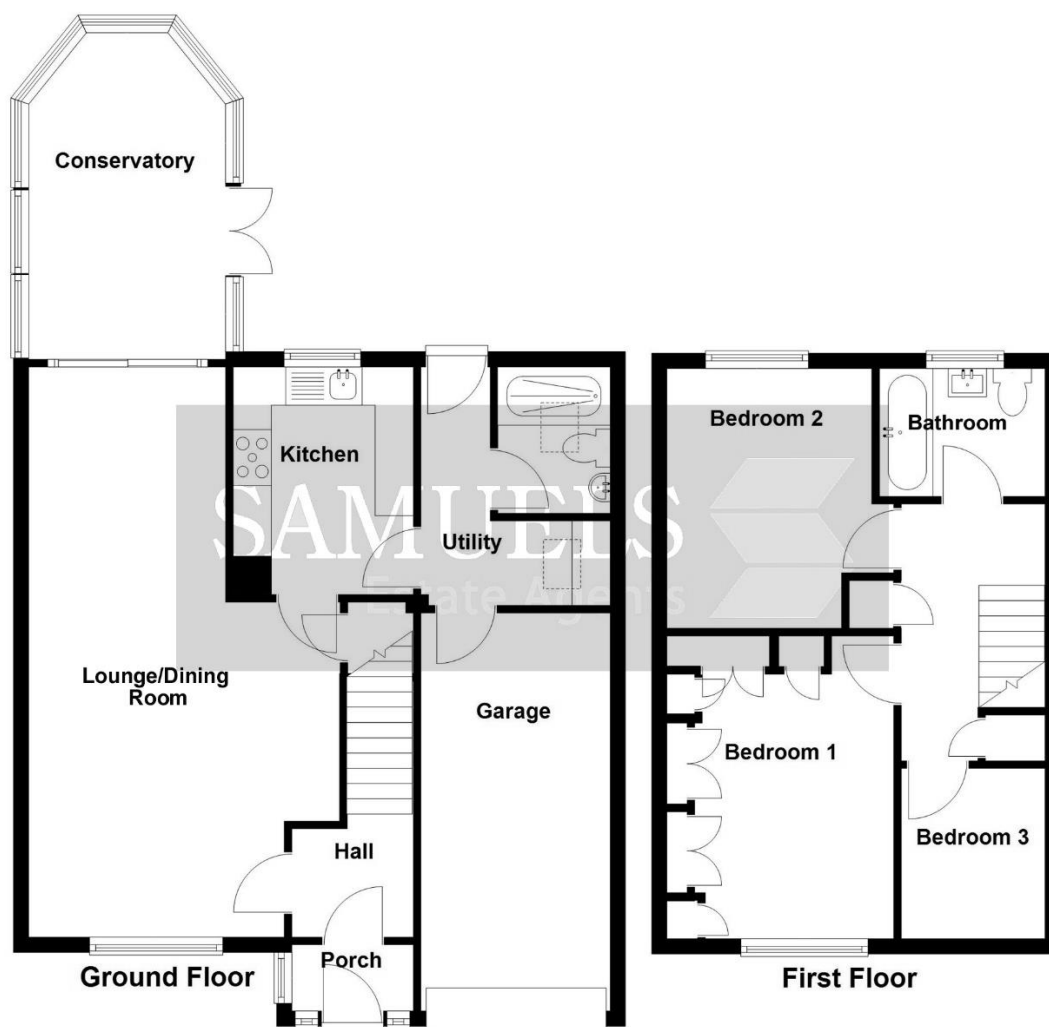
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8935/AV



Total area: approx. 108.2 sq. metres (1164.2 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		