



**421 PINHOE ROAD
EXETER
DEVON
EX4 8EJ**



£485,000 FREEHOLD



An opportunity to acquire a substantial Wakeham & Tucker built semi detached family home much improved over recent years whilst presented in superb decorative order throughout. Three good size bedrooms. Stunning luxury first floor bathroom. Large reception hall. Sitting room. Fabulous open plan modern kitchen/dining/family room. Ground floor cloakroom. Gas central heating. uPVC double glazing. private driveway providing ample parking. Car port. Garage. Delightful enclosed level lawned rear garden enjoying southerly aspect. Highly convenient position providing good access to local amenities and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive Oak wood front door, with inset leaded coloured glass panel and matching side windows, leads to:

ENTRANCE LOBBY

Tiled floor. Radiator. Cloak hanging space. Courtesy light. Attractive hard wood front door, with inset coloured leaded glass window and matching side windows, opens to:

RECEPTION HALL

A spacious reception hall with exposed Oak wood flooring. Radiator. Stairs rising to first floor. Understair storage cupboard. Telephone point. Picture rail. Storage cupboard. Obscure coloured lead effect double glazed window to side aspect. Oak wood door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with tiled splashback and modern style mixer tap. Oak wood flooring. Radiator. Extractor fan.

From reception hall. Exposed wood glass panelled door leads to:

SITTING ROOM

16'4" (4.98m) into bay x 12'4" (3.76m) into recess. Oak wood flooring. Radiator. Fireplace recess with raised hearth and wood burning stove. Picture rail. Inset LED spotlights to coved ceiling. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, exposed wood glass panelled door leads to:

KITCHEN/DINING ROOM/FAMILY ROOM

23'6" (7.16m) x 22'4" (6.81m). An impressive light and spacious room.

Kitchen Area – A quality modern fitted kitchen consisting of a range of matching base and drawer units. Solid wood work surfaces with matching splashback. Twin Neff ovens. Four ring Neff electric induction hob with Bosch filter/extractor hood over. Integrated microwave oven. Double width pull out larder cupboard. Space for double width fridge freezer. Central island with matching base and drawer units. 1½ bowl sink unit with single drainer and modern style mixer tap set within granite work surface and incorporating breakfast bar. Integrating dishwasher. Oak wood flooring. Two obscure double glazed windows to side aspect. Inset LED lighting to coved ceiling. Hard wood bi-folding double glazed doors providing access and outlook to rear garden. Open plan to:

Family Room - Oak wood flooring. Exposed brick fireplace with tiled hearth, wood mantle over and inset wood burning stove. Inset LED spotlights to coved ceiling. Open plan to:

Dining Area – Exposed wood flooring. Radiator. Pitched double glazed roof. Oak wood bi-folding double glazed doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Coved ceiling. Picture rail. Attractive original coloured leaded glass window to side aspect. Door leads to:

BEDROOM 1

17'10" (5.44m) into bay and wardrobe space x 12'5" (3.78m) into recess. Fireplace recess. Two radiators. Deep built in storage cupboard. Range of built in wardrobes providing hanging and shelving space. Picture rail. Inset LED spotlights to ceiling. uPVC double glazed bay window to front aspect.

From first floor landing, oak wood doors leads to:

BEDROOM 2

14'0" (4.27m) into wardrobe space x 12'5" (3.78m) into recess. Range of built in wardrobes providing hanging and shelving space. Ornate fireplace with decorative tiled hearth. Radiator. Picture rail. Inset LED spotlights to coved ceiling. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door leads to:

BEDROOM 3

10'0" (3.05m) maximum x 9'6" (2.90m) maximum. Radiator. Picture rail. Coved ceiling. Corner uPVC windows to both front and side aspects.

From first floor landing, door leads to:

BATHROOM

14'5" (4.39m) x 9'10" (3.0m) maximum. An impressive luxury bathroom with quality traditional style suite consisting free standing modern roll top bath with mixer tap including shower attachment. Double length tiled shower enclosure with fitted mains shower unit including separate shower attachment. Twin traditional style wall hung wash hand basins with modern traditional style mixer taps. Heated ladder towel rail. Radiator. Cupboard housing boiler serving central heating and hot water supply. Display shelving. Extractor fan. Linen/storage cupboard with fitted shelving. Obscure uPVC double glazed window to side aspect. Pitched double glazed lantern style roof window. Inset LED lighting.

From first floor landing, door leads to:

CLOAKROOM

With low level WC. Picture rail. Coved ceiling. Oak wood flooring. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of garden consisting of a raised flower/shrub bed with area of lawn with plastic mesh to providing additional off road parking if required. Access to front door. Attractive block paved private driveway provides comfortable parking for three vehicles. Double gate opening to **car port** with power and light. Adjoining:

SINGLE GARAGE

16'0" (4.88m) x 10'0" (3.05m) (approximate measurements). With power and light. Fitted work bench.

From the car port access is gained to the rear garden, which is a particular feature of the property enjoying a southerly aspect whilst consisting of attractive block paved patio. Neat shaped area of level lawn. Side flower/shrub bed. Outside lighting and shrub bed. Attractive pathway continues to the lower end of the garden with raised fish pond. Flower/shrub bed. Further attractive block paved patio and wood store.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating
Mobile: Indoors – EE voice & data likely, 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 E (Exeter)

TENURE
FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue along passing Whipton shops and proceed straight ahead. The property in question will be found towards the end of the road 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.

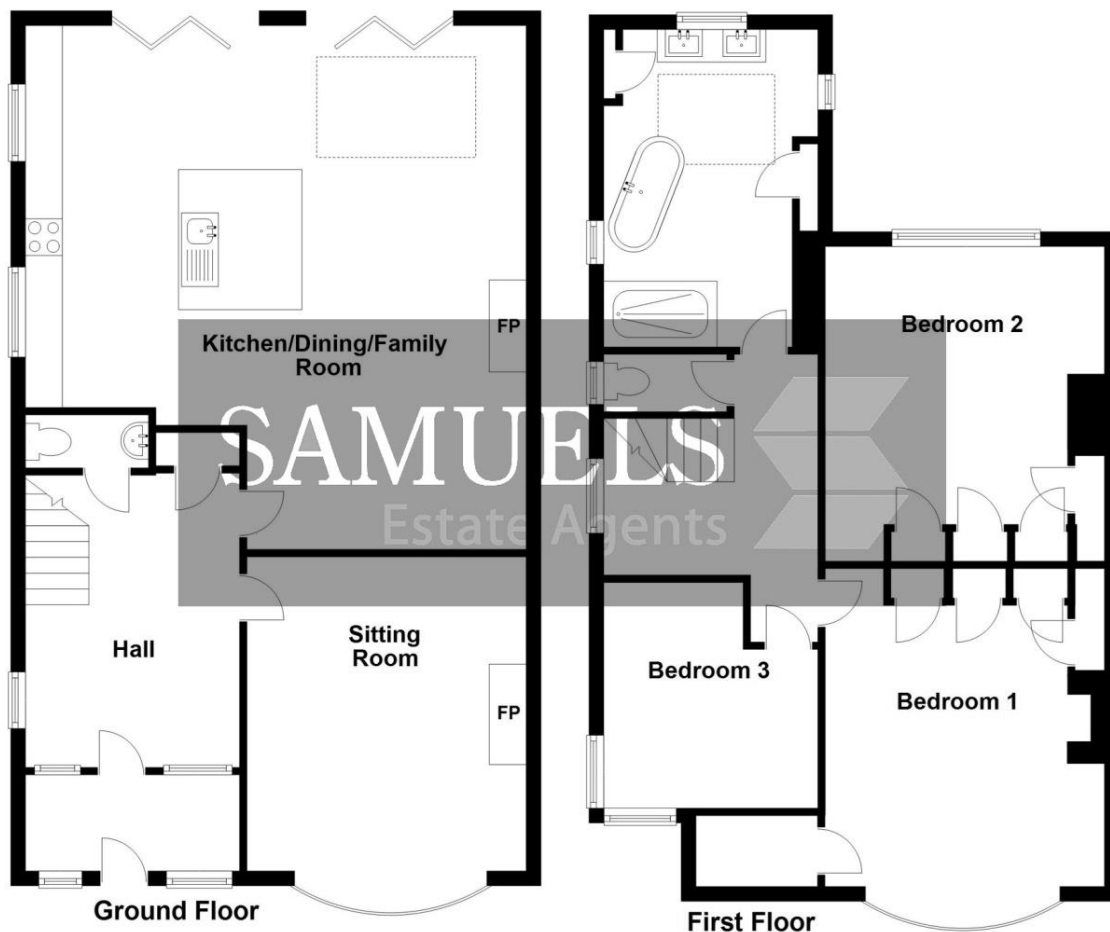
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0525/AV



Floor plan for illustration purposes only – not to scale



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