

**36 PARKERS CROSS LANE
PINHOE
EXETER
EX1 3TA**

PROOF COPY



£280,000 FREEHOLD



A semi detached family home occupying a delightful pedestrianised position whilst within close proximity to local amenities, popular schools and Pinhoe railway station. Three bedrooms. First floor shower/wet room. Reception hall. Well proportioned lounge/dining room. Kitchen. Conservatory. Gas central heating. uPVC double glazing. Enclosed front and rear garden enjoying a high degree of privacy. Garage in block close by and free on street parking in immediate vicinity. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Telephone point. Stairs rising to first floor. Electric consumer unit. Smoke alarm. Obscure glass panelled door leads to:

LOUNGE/DINING ROOM

21'10" (6.65m) x 13'8" (4.17m) maximum reducing to 10'4" (3.15m). A light and spacious room. Radiator. Telephone point. Television aerial point. Two generous understair storage cupboards. Thermostat control panel. uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed sliding patio door providing access to conservatory. Large doorway opening to:

KITCHEN

12'6" (3.81m) x 6'2" (1.88m). Fitted with a range of matching base, drawer and eye level cupboards. Solid pine fronts. . Marble effect work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Induction hob with filter/extractor hood over. Plumbing and space for washing machine. uPVC double glazed window to rear aspect with outlook over rear garden.

CONSERVATORY

10'6" (3.20m) x 6'0" (1.83m). A uPVC double glazed conservatory with full height uPVC double glazed windows with pleasant outlook over rear garden. uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Access to loft space. Smoke alarm. Cupboard housing boiler serving central heating and hot water supply. Door to:

BEDROOM 1

10'8" (3.25m) x 10'4" (3.15m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) x 8'8" (2.64m) excluding door recess. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

7'8" (2.30m) x 6'2" (1.88m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

SHOWER/WET ROOM

Comprising tiled shower area with fitted electric shower unit. WC. Wash hand basin set within vanity unit with cupboard space beneath and tiled splashback. Light/shaver point. Radiator. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a lawned area of garden with shrub borders well stocked with a variety of maturing shrubs, plants and hedgerow. Gated concrete pathway leads to the front door. The rear garden consists of a small paved patio with retaining wall and dividing steps that lead to an area of lawn with additional steps leading to further patio. The rear garden is well stocked with a variety of maturing shrubs, plants and hedgerow. The property in question also benefits from a private garage situated in a block close by.

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, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue along to the end, by Sainsbury's, bearing left and continue down the next set of traffic lights and turn left signposted 'Pinhoe'. Upon reaching Pinhoe continue over the two mini roundabouts and proceed straight ahead take the 2nd right down into Parkers Cross Lane.

VIEWING

Strictly by appointment with the Vendor's 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.

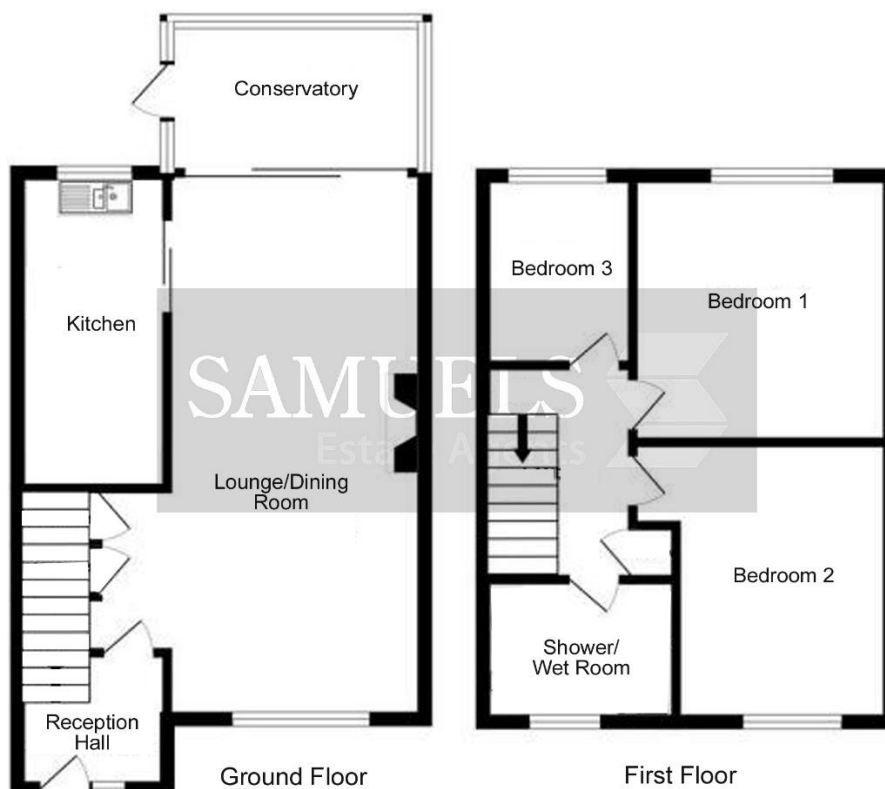
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8913/AV



Floor plan for illustration purposes – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		