



**4 COBLEY COURT
PINHOE
EXETER
EX4 8GB**



£325,000 FREEHOLD



A deceptively spacious modern family home with three good size bedrooms, private parking and garage. Presented in good decorative order throughout. Reception hall. Spacious sitting room. Modern kitchen/dining room. Ground floor cloakroom. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. District heating. uPVC double glazing. Enclosed rear garden. Driveway and good size garage. Popular residential development providing good access to local amenities, Exeter city centre and major link roads. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

A spacious hallway. Radiator. Smoke alarm. Thermostat control panel. Telephone point. Stairs rising to first floor. Deep understair storage cupboard with electric light, power point and consumer unit. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Cloak hanging space. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

13'6" (4.11m) x 10'6" (3.20m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted concealed heat exchanger. Radiator. Ample space for table and chairs. Inset LED spotlights to ceiling. Extractor fan. uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

20'0" (6.10m) x 10'8" (3.25m). A well proportioned room. Two radiators. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Linen/storage cupboard with fitted shelving. Door to:

BEDROOM 1

12'0" (3.66m) maximum x 11'2" (3.40m). Radiator. Thermostat control panel. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Low level WC with concealed cistern. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with storage space beneath and tiled splashback. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 9'2" (2.79m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

10'10" (3.30m) maximum x 8'6" (2.59m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, glass shower screen and tiled splashback. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC with concealed cistern. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Shaver point. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a small area of garden laid to decorative chipped bark for ease of maintenance. Pathway leads to the front door with courtesy light. The rear garden consists of a paved patio with outside light. Raised shrub bed. Retaining wall with dividing steps and pathway lead to a further area of garden with dividing pathway leading to side courtesy door providing access to:

PRIVATE SINGLE GARAGE

19'4" (5.89m) x 9'8" (2.95m). A good size garage. Power and light. Pitch roof providing additional storage space. Up and over door providing vehicle access. Directly in front of the garage is an additional private parking space.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

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

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: D

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end of this road, by Sainsbury's, and bear left, proceed along and take the right hand turning into Baker Way then 1st left into Cobley Court. The property in question will be found a short way along on the left 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 checks on 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 surveyors 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.

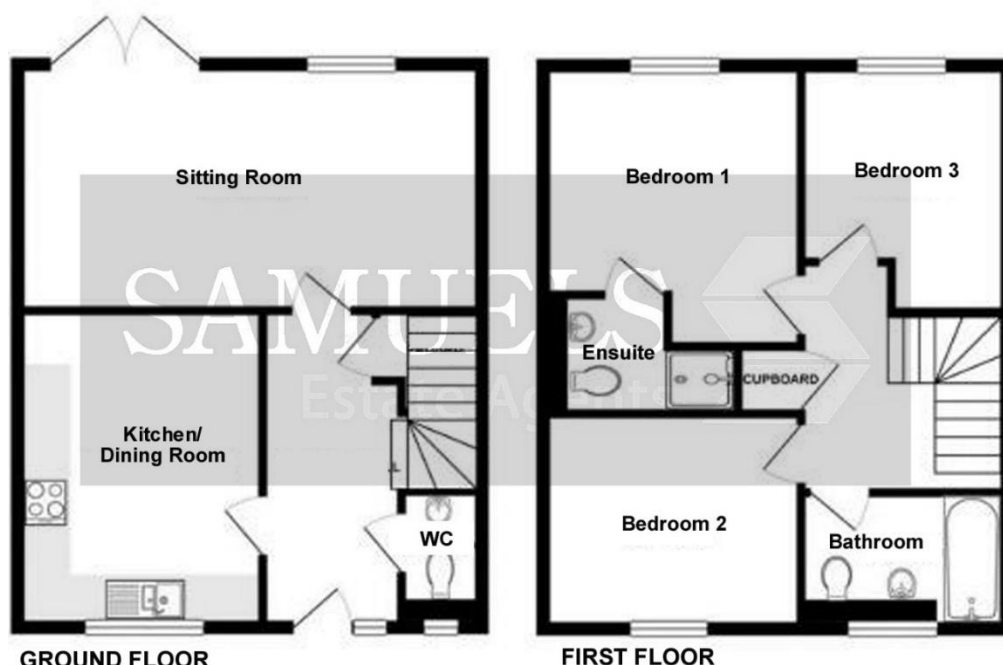
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1124/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		