



**10 REWS MEADOW
MONKERTON
PINHOE
EXETER
EX1 3QJ**



£285,000 FREEHOLD



A stylish semi detached house occupying a delightful cul-de-sac position whilst within close proximity to local amenities, Pinhoe railway station and major link roads. Presented in good decorative order throughout. Two double bedrooms. First floor bathroom. Spacious sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Private driveway providing parking for two vehicles. Good size enclosed rear garden. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Part obscure uPVC double glazed front door leads to:

SITTING ROOM

15'6" (4.72m) x 11'10" (3.61m). Radiator. Stairs rising to first floor. Telephone point. Television aerial point. Smoke alarm. Thermostat control panel. Engineered wood flooring. uPVC double glazed window to front aspect. Door leads to:

KITCHEN/DINING ROOM

11'10" (3.61m) x 9'2" (2.79m). A modern kitchen fitted with a range of matching gloss fronted, base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Integrated fridge. Integrated freezer. Plumbing and space for washing machine. Wine rack. Pull out larder cupboard. Wall mounted concealed boiler serving central heating and hot water supply. Space for table and chairs. Radiator. 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. Door to:

BEDROOM 1

11'10" (3.61m) x 9'2" (2.79m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) x 7'0" (2.13m) excluding door recess. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment, separate electric shower unit over and folding glass shower screen. Wash hand basin. Low level WC. Tiled wall surround. Heated ladder towel rail. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Deep airing cupboard, with fitted shelving, housing lagged hot water cylinder. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of open plan garden laid to decorative stone chippings for ease of maintenance. Hedgerow and dividing pathway leads to the front door. To the left side elevation is a private driveway providing parking for two vehicles with side gate leading to the rear garden which is of good size and mostly laid to decorative stone chippings and paving for ease of maintenance. Outside light and water tap. Timber shed. Enclosed to all sides.

TENURE

Freehold

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end the road, by Sainsbury's, and bear left and proceed along. At the traffic light junction turn left signposted 'Pinhoe' and on reaching Pinhoe at the first roundabout take the last exit left down into Station Road and continue over the level crossing into Monkerton. Proceed down taking the left hand turning into Grasslands Drive then 1st left into Rews Meadow.

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/0324/8605/AV



Ground Floor
First Floor
Total area: approx. 54.8 sq. metres (589.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		