



**20 WHITEBEAM CLOSE
PINWOOD MEADOW
EXETER
EX4 9JY**



£300,000 FREEHOLD



A well appointed modern end link family home located within this popular residential development convenient to local amenities, Exeter city centre and countryside walks. Presented in superb decorative order throughout. Three bedrooms. First floor modern bathroom. Entrance porch. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Conservatory. Gas central heating. uPVC double glazing. Good size enclosed easy to maintain rear garden. Private parking. Garage. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENTRANCE PORCH

uPVC double glazed windows to both front and side aspects. Wall light. Further obscure uPVC double glazed door provides access to:

RECEPTION HALL

Cloak hanging space. Stairs rising to first floor. Laminate wood effect flooring. Dado rail. Door to:

LOUNGE/DINING ROOM

24'5" (7.44m) x 13'2" (4.01m) reducing to 8'4" (2.54m) dining room end. A light and spacious room. Laminate wood effect flooring. Marble effect fireplace with raised hearth, fire surround and mantel over. Two radiators. Dado rail. Two wall light points. Understair storage cupboard. Television aerial point. Lead effect uPVC double glazed window to front aspect. uPVC double glazed sliding patio door provides access to:

CONSERVATORY

9'6" (2.90m) maximum x 8'8" (2.64m) maximum. A quality fitted uPVC double glazed conservatory with pitched double glazed glass roof. Dwarf wall. Power and light. Tiled floor. uPVC double glazed windows and door provide access and outlook to rear garden.

From lounge/dining room, door to:

KITCHEN

9'4" (2.84m) x 7'6" (2.29m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards including pull out corner cupboard. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Space for electric/gas cooker with filter/extractor hood over. Radiator. Tiled floor. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Access to roof space. Dado rail. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Additional deep storage cupboard housing boiler serving central heating and hot water supply. Feature angled lead effect uPVC double glazed window to side aspect with outlook over neighbouring area, parts of Exeter and beyond. Door to:

BEDROOM 1

13'0" (3.96m) maximum x 9'8" (2.95m) maximum. Range of quality built in bedroom furniture consisting of two double wardrobes, two single wardrobes, matching bedside units, overhead storage cupboard. Fitted dressing table with three drawer chest and additional storage cupboards. Radiator. Lead effect uPVC double glazed window to front aspect with deep sill.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 8'8" (2.64m) maximum. Range of quality fitted bedroom furniture consisting of double wardrobe, fitted dressing table with three drawers either side, two matching bedside units, display shelving over and overhead storage cupboards. Radiator. Lead effect uPVC double glazed window to rear aspect with outlook over neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, door to:

BEDROOM 3

7'4" (2.54m) x 6'2" (1.88m) maximum. Again a range of quality built in bedroom furniture consisting of single wardrobe, dressing table with storage cupboard and overhead storage cupboards. Radiator. Lead effect uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

7'2" (2.18m) x 5'6" (1.68m). A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment, glass shower screen. Wash hand basin with tiled splashback. Low level WC. Radiator. Dado rail. Light/shaver point. Obscure lead effect uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from occupying an end plot position with the majority of the front of the garden laid to decorative stone chippings for ease of maintenance. A dividing pathway leads to the front door. To the right side elevation is a further area of garden laid to decorative stone chippings. Shrub bed.

The rear garden is a particular feature of the property enjoying a southerly aspect whilst mostly laid to paving and decorative stone chippings for ease of maintenance. Shrub bed well stocked with a variety of young and maturing shrubs and plants including Palms. Water tap. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

GARAGE

18'4" (5.59m) x 8'4" (2.54m). Pitched roof providing additional storage space. Up and over door providing vehicle access. (From Whitebeam Close turn right and continue down the garage is the 3rd garage down on the right hand side with blue door)

The property also benefits from a private allocated parking space which is numbered

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three limited, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely
Broadband: Standard & Ultrafast available.
Flood Risk: River & sea – Very low risk, Surface water – Low Risk
Mining: No risk from mining
Council Tax: Band C

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue along to the roundabout taking the 3rd exit onto Prince Charles Road which connects to Calthorpe Road and then Beacon Lane. At the mini roundabout proceed straight ahead again into Beacon Lane and continue along taking the 3rd left up into Pinwood Meadow Drive. Continue up the hill and the property in question will be found on the right hand side on the corner of Whitebeam 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 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.

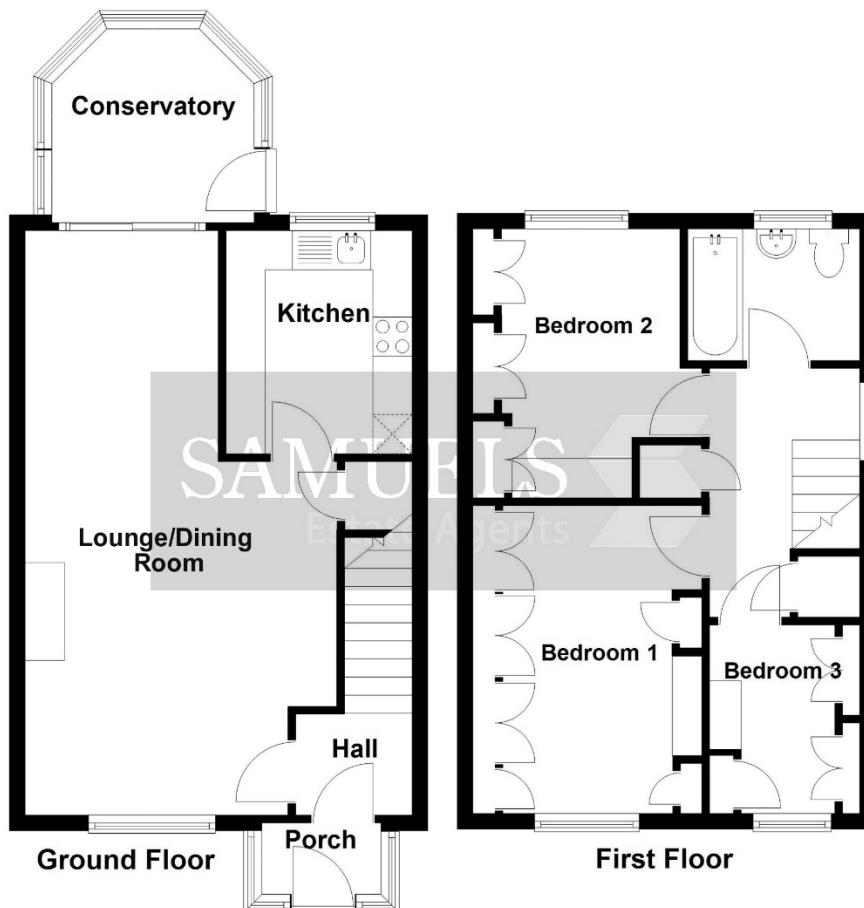
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0624/AV



Total area: approx. 81.3 sq. metres (874.6 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 | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |