



**10 HARRINGTON GARDENS
PINHOE
EXETER
EX4 8PJ**



£275,000 FREEHOLD



An opportunity to acquire a spacious detached bungalow occupying a delightful cul-de-sac position convenient to local amenities. Requiring modernisation throughout. Three bedrooms. Reception hall. Lounge/dining room. Kitchen. Conservatory. Shower room. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Lead effect obscure uPVC double glazed front door leads to:

RECEPTION HALL ('L' SHAPE)

Radiator. Telephone point. Two wall light points. Cloak/storage cupboard with fitted shelving and hanging rail. Smoke alarm. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. Glass panelled door leads to:

LOUNGE/DINING ROOM

21'2" (6.45m) x 10'0" (3.05m) maximum reducing to 7'4" (2.24m) dining room end. A light and spacious room. Stone/slate effect fireplace with living flame effect electric fire and raised hearth. Radiator. Television aerial point. Three wall light points. Serving hatch to kitchen. uPVC double glazed bay window to front aspect. Double glazed sliding patio doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

8'4" (2.54m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces. 1½ bowl sink unit with single drainer. Fitted electric oven. Four ring electric hob with filter/extractor hood over. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access to:

CONSERVATORY

9'2" (2.79m) x 6'0" (1.83m). Plumbing and space for washing machine. Two double power points. Electric light. Single glazed windows and door providing access and outlook to rear garden.

From reception hall, door to:

BEDROOM 1

9'6" (2.90m) x 9'4" (2.84m). Radiator. Built in double wardrobe. Telephone point. uPVC double glazed window to front aspect.

From reception hall, glass panelled door leads to:

BEDROOM 2

11'2" (3.40m) x 7'10" (2.39m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

BEDROOM 3

9'6" (2.90m) x 6'10" (2.08m). Built in wardrobe. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

SHOWER ROOM

Comprising quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Radiator. Obscure glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is a good size area of garden mostly laid to decorative stone chippings and paving for ease of maintenance with flower/shrub beds. A pillared entrance with gate leads to a private driveway in turn providing access to:

GARAGE

16'8" (5.08m) x 8'2" (2.49m). With Power and light. Housing gas and electric meters. Rear courtesy door provides access to the rear garden.

To the left side elevation of the property is a pathway and side gate leading to the rear garden which enjoys a southerly aspect whilst mostly laid to paving and decorative stone chippings. Various maturing shrubs and plants.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2, Vodafone all voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone all voice & 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 C (Exeter)

DIRECTIONS

Upon reaching Pinhoe (from Exeter) at the 2nd mini roundabout turn left into Church Hill then 1st left into Harrington Lane. Continue along taking the 1st left into Harrington Gardens, the property in question will be found towards the bottom end of the cul-de-sac 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.

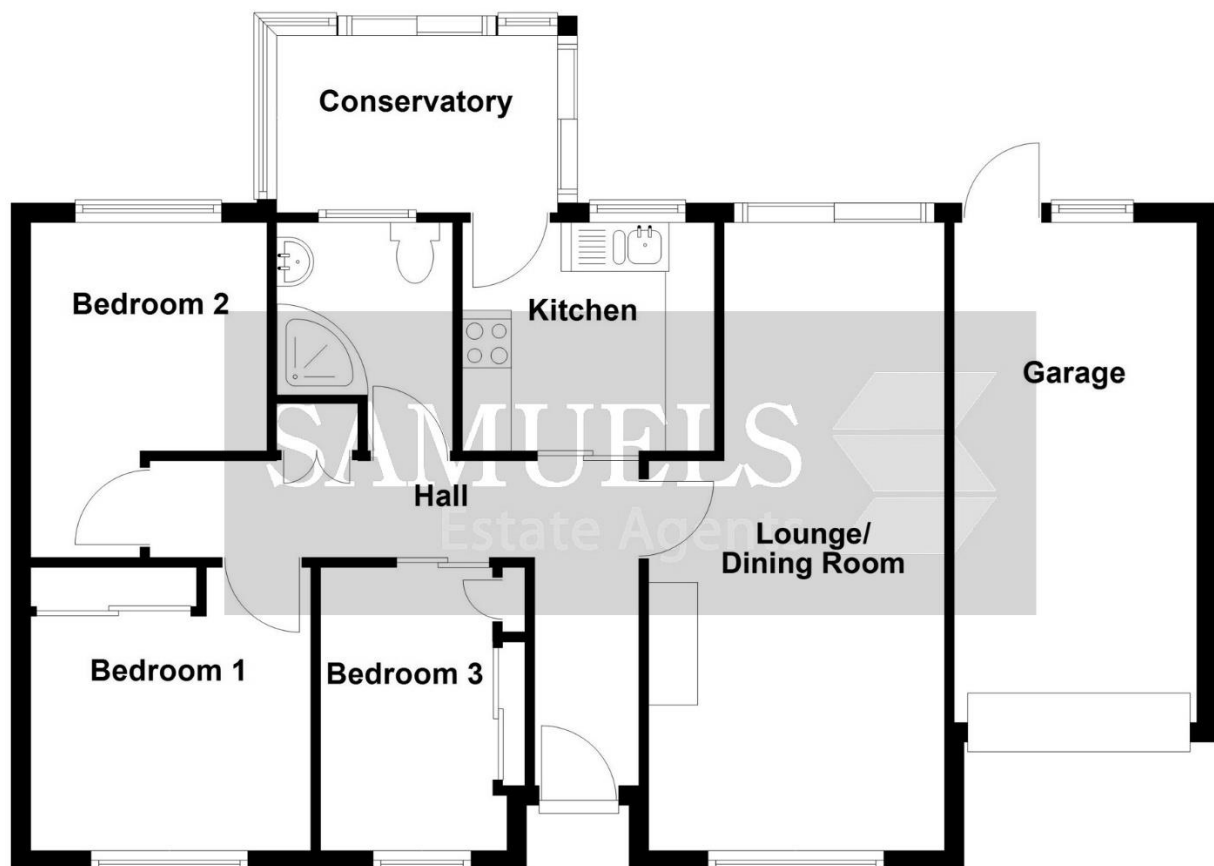
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8940/AV



Total area: approx. 77.5 sq. metres (834.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		