



'GRANGE'
24 PINN HILL
PINHOE
EXETER
EX1 3TQ



GUIDE PRICE £475,000 FREEHOLD



An opportunity to acquire a substantial and much extended semi detached family home occupying a highly convenient position providing good access to local amenities, popular schools and major road and rail links. Well proportioned living accommodation. Five bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Light and spacious sitting room. Separate dining room opening to study. Well proportioned kitchen/breakfast room. Utility room. Ground floor cloakroom/wet room. Large conservatory. Extensive brick paved private driveway providing ample parking. Large garage. Good size mature rear garden enjoying south easterly aspect. Fine views and outlook over neighbouring area and beyond. A great family home. Viewing highly recommended,

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Tiled floor. Part Obscure uPVC double glazed door, with matching side panel, leads to:

RECEPTION HALL

Parquet wood flooring. Stairs rising to first floor. Understair storage cupboard. Radiator. Picture rail. Smoke alarm. Thermostat control panel. Door to:

SITTING ROOM

14'8" (4.47m) into bay x 12'10" (3.91m) into recess. A spacious room with brick fireplace, raised hearth, inset wood burning stove and wood mantel over. Picture rail. Radiator. Television aerial point. Two wall light points. uPVC double glazed bay window to front aspect.

From reception hall, glass panelled door leads to:

DINING ROOM

13'10" (4.22m) x 11'10" (3.61m). Again another spacious room. Two feature vertical radiators. Picture rail. Glass panelled double opening doors leading to kitchen/breakfast room. Feature archway opens to:

STUDY

12'0" (3.66m) x 6'10" (2.08m). Two wall light points. Double glazed sliding patio door providing access to:

CONSERVATORY

19'0" (5.79m) x 9'8" (2.95m). Tiled floor. Dwarf wall. Power and light. Twin double opening double glazed panelled doors opening to patio. Double glazed windows providing access and outlook to rear garden.

From reception hall, glass panelled door leads to:

KITCHEN/BREAKFAST ROOM

22'0" (6.71m) x 13'10" (4.22m) maximum reducing to 10'0" (3.05m). A well proportioned kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for range cooker with double width filter/extractor hood over. Space for fridge. Space for dishwasher. Wine rack. Space for table and chairs. Radiator. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure glass panelled door leads to:

UTILITY ROOM

Single drainer sink unit set within marble effect roll edge work surface and base cupboard under. Plumbing and space for washing machine. Further appliance space. Range of eye level storage cupboards. Tiled floor. uPVC double glazed door provides access to conservatory. uPVC double glazed door provides access and outlook to rear garden. Door leads to:

CLOAKROOM/WET ROOM

Tiled wall surround. Tiled floor. Fitted electric shower. Wall hung wash hand basin with modern style mixer tap. Low level WC.

FIRST FLOOR SPLIT LEVEL LANDING

Smoke alarm. Picture rail. Good size airing cupboard, with fitted shelving, housing lagged hot water cylinder. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. This particular roof space offers great scope for further extension work inf required (subject to the necessary consents).

From first floor split level landing, door to:

BEDROOM 1

13'2" (4.01m) x 11'0" (3.35m). Radiator. Television aerial point. Built in wardrobes. Two wall light points. uPVC double glazed window to rear aspect with outlook over neighbouring area and countryside beyond. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising quadrant tiled shower enclosure with fitted main shower unit. Low level WC. Wash hand basin with mixer tap. Light/shaver point. Tiled wall surround. Heated ladder towel rail. Inset halogen spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

13'0" (3.96m) x 10'8" (3.25m) excluding door recess. Radiator. Two wall light points. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

15'0" (4.57m) into bay x 11'10" (3.61m) into wardrobe space. Two wall light points. Two built in wardrobes either side of chimney breast. Radiator. Picture rail. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

BEDROOM 4

15'4" (4.67m) into bay x 11'8" (3.56m) into wardrobe space. Built in double wardrobe and triple wardrobes either side of chimney breast. Radiator. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Fitted mirror. Two wall light points. Radiator. uPVC double glazed bay window to rear aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 5

8'8" (2.64m) x 8'0" (2.44m). Radiator. Picture rail. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

7'10" (2.39m) x 6'10" (2.08m). A matching suite comprising good size tiled shower enclosure with fitted mains shower unit. Panelled bath with tiled splashback. Traditional wash hand basin with mixer tap. Tiled wall surround. Heated ladder towel rail. Inset halogen spotlights to ceiling. Light/shaver point. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

SEPARATE CLOAKROOM

Low level WC. Dado rail. Fitted shelving into alcove.

OUTSIDE

The property is approached via a pillared entrance with double opening timber gates that lead to an extensive block/brick paved private driveway providing ample parking for numerous vehicles. Side shrub bed well stocked with a variety of maturing shrubs, plants and trees. Outside light and water tap. Access to:

GARAGE

16'8" (5.08m) x 13'2" (4.01m). A good size garage with electronically operated roller front door providing vehicle access. Power and light. Fitted shelving. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. uPVC double glazed door provides access to the rear garden.

To the right side elevation of the property is a gate providing access to the rear garden, which is a particular feature of the property, consisting of an extensive raised brick paved patio, outside lighting and water tap. Side steps lead down to a good size shaped area of lawn. Flower/shrub beds well stocked with a variety of shrubs, plants, bushes and trees. A dividing pathway leads to the lower end of the garden with timber shed, greenhouse and large glass panelled timber shed. The rear garden is mostly enclosed to all sides by neat natural hedgerow and panelled fencing. The rear garden also enjoys a south easterly aspect.

TENURE

Freehold

COUNCIL TAX

Band D

DIRECTIONS

Proceeding out of Exeter into Pinhoe, continue over the two mini roundabouts and proceed straight ahead this then connects to Pinn Hill. The property in question will be found 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 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.

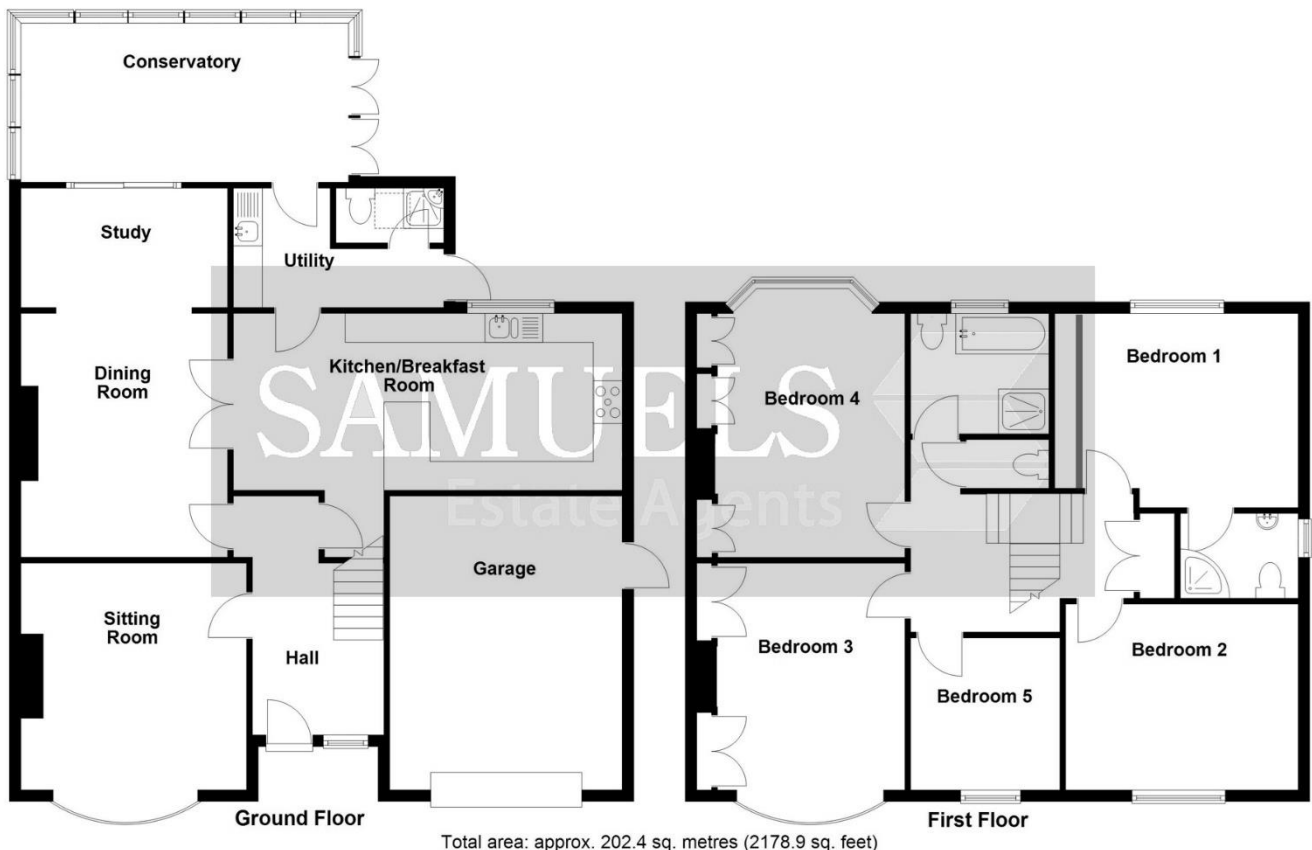
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8648/AV



Floor plan for illustration purposes only – not to scale



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