

**10 PARKERS CROSS LANE
PINHOE
EXETER
EX1 3TA**

PROOF COPY



£290,000 FREEHOLD



An opportunity to acquire a spacious detached bungalow occupying a highly convenient position providing good access to local amenities and Pinhoe railway station. Two double bedrooms. Reception hall. Lounge/dining room. Kitchen. Shower room. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed lawned rear garden with patio enjoying southerly aspect. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door leads to:

RECEPTION HALL ('L' shape)

Radiator. Access to roof space. Smoke alarm. Telephone point. Thermostat control panel. Storage cupboard with fitted shelving. Door to:

LOUNGE/DINING ROOM

16'10" (5.13m) x 10'8 (3.25m). Radiator. Fitted gas fire. Television aerial point. Two wall light points. uPVC double glazed window to side aspect. Large uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN

10'0" (3.05m) x 9'10" (3.0m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for gas cooker. Plumbing and space for washing machine. Further appliance space. Space for fridge and freezer space above. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 1

13'2 (4.01m) maximum into wardrobe space x 10'8 (3.25m). Radiator. Built in wardrobe with hanging rail and storage space above. uPVC double glazed double opening doors, with matching side windows, providing access and outlook to rear garden.

From reception hall, door to:

BEDROOM 2

10'0" (3.05m) x 9'10" (3.0m). Radiator. uPVC double glazed double opening doors, with matching side windows, provides access and outlook to rear garden.

From reception hall, door to:

SHOWER ROOM

A matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin with mixer tap. Low level WC. Tiled floor. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance with various mature shrubs and plants. Pillared entrance leads to a private driveway in turn providing access to **single garage**. From the driveway a side gate leads to the rear garden which comprising of a raised paved patio with two steps leading down to a shaped area of lawn. Timber shed. Well stocked shrub beds stocked with a variety of maturing shrubs, plants and bushes. An additional side gate provides access to the front.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2, Vodafone

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

Broadband: Standard, Superfast & 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

Proceeding out of Exeter along Pinhoe Road continue along the end, by Sainsbury's, bearing left and continue down the next set of traffic lights and turn left signposted 'Pinhoe'. Upon reaching Pinhoe continue over the two mini roundabouts and proceed straight ahead take the 2nd right down into Parkers Cross Lane where 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 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/0625/8983/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		