



**9 GRASSLANDS DRIVE
PINHOE
EXETER
EX1 3QR**



£325,000 FREEHOLD



A beautifully presented modern semi detached family house offering well proportioned light and spacious living accommodation. Three bedrooms. Modern bathroom. Reception hall. Ground floor cloakroom. Good size sitting room. Light and spacious modern kitchen/dining room. Conservatory. Gas central heating. uPVC double glazing. Private driveway. Garage. Delightful enclosed landscaped rear garden enjoying a high degree of privacy. Highly desirable residential location providing good access to local amenities, Pinhoe railway station and major link roads. A great family home. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Quality laminate wood effect flooring. Radiator. Cloak hanging space. Electric consumer unit. Telephone point. uPVC double glazed window to side aspect. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Quality laminate wood effect flooring. Radiator. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

13'2" (4.01m) x 12'4" (3.76m) maximum. A light and spacious room. Radiator. Telephone point. Television aerial point. Contemporary modern fireplace with raised hearth, inset living flame effect electric wood burning stove with wood surround and mantle over. Television aerial point. Telephone point. Understair storage cupboard. uPVC double glazed window to front aspect. Double opening door leads to:

KITCHEN/DINING ROOM

15'8" (4.78m) x 10'10" (3.30m). Again another light and spacious room with modern kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Wood effect roll edge work surfaces with matching upstand. Fitted electric oven. Four ring electric/halogen hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated washing machine. Integrated fridge. Integrated freezer. Wine rack. Quality laminate wood effect flooring. Radiator. Ample space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Double glazed sliding patio doors providing access and outlook to rear garden. Double glazed door provides access to:

CONSERVATORY

11'4" (3.45m) x 7'6" (2.29m). Tiled floor. Two base and drawer units. Upright storage cupboard. Wood effect roll edge work surface. uPVC double glazed double opening doors lead to driveway. Full height uPVC double glazed windows and sliding door provide access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Airing cupboard with fitted shelving also housing combination boiler serving central heating and hot water supply. Feature arched uPVC double glazed window to side aspect. Door to:

BEDROOM 1

12'10" (3.91m) into wardrobe space x 8'10" (2.69m). Radiator. Large built in double wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) maximum into wardrobe space x 8'10" (2.69m). Large built in double wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'6" (2.90m) maximum x 6'6" (1.98m) maximum. Radiator. Deep built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, toughened glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Quality laminate wood effect flooring. Heated ladder towel rail. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a small area of garden, with neat hedgerow, laid to decorative stone chippings for ease of maintenance. Dividing pathway leads to the front door. To the right side elevation of the property is a private driveway in turn providing access to:

GARAGE

17'10" (5.44m) x 8'10" (2.69m). With power and light. Pitched roof provides additional storage space. Up and over door providing vehicle access. Rear courtesy door provides access to the rear garden.

Gravelled side pathway and gate provides access to conservatory. The rear garden is a particular feature of the property consisting of a paved patio and small retaining wall leading to a neat shaped area of lawn. Section of garden laid to decorative stone chippings for ease of maintenance. Flower/shrub beds stocked with a variety of maturing shrubs and climbing plants, maturing cherry blossom tree and maturing palm. To the top end of the garden is an attractive paved patio which enjoys the afternoon/evening sun. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick/block

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Low risk, Surface water – Low risk

Mining: No risk from mining

Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the very end and turn left, at Sainsbury's, signposted 'Pinhoe'. Continue on to the new inner bypass and turn left at the traffic lights signposted Pinhoe. Upon reaching Pinhoe itself at the first mini roundabout take the last exit down into Station Road and continue down, over the railway crossing, and proceed along which connects to Pinn Lane, continue around taking the 2nd turning left into Grasslands Drive. The property in question will be found a short way along on the left 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.

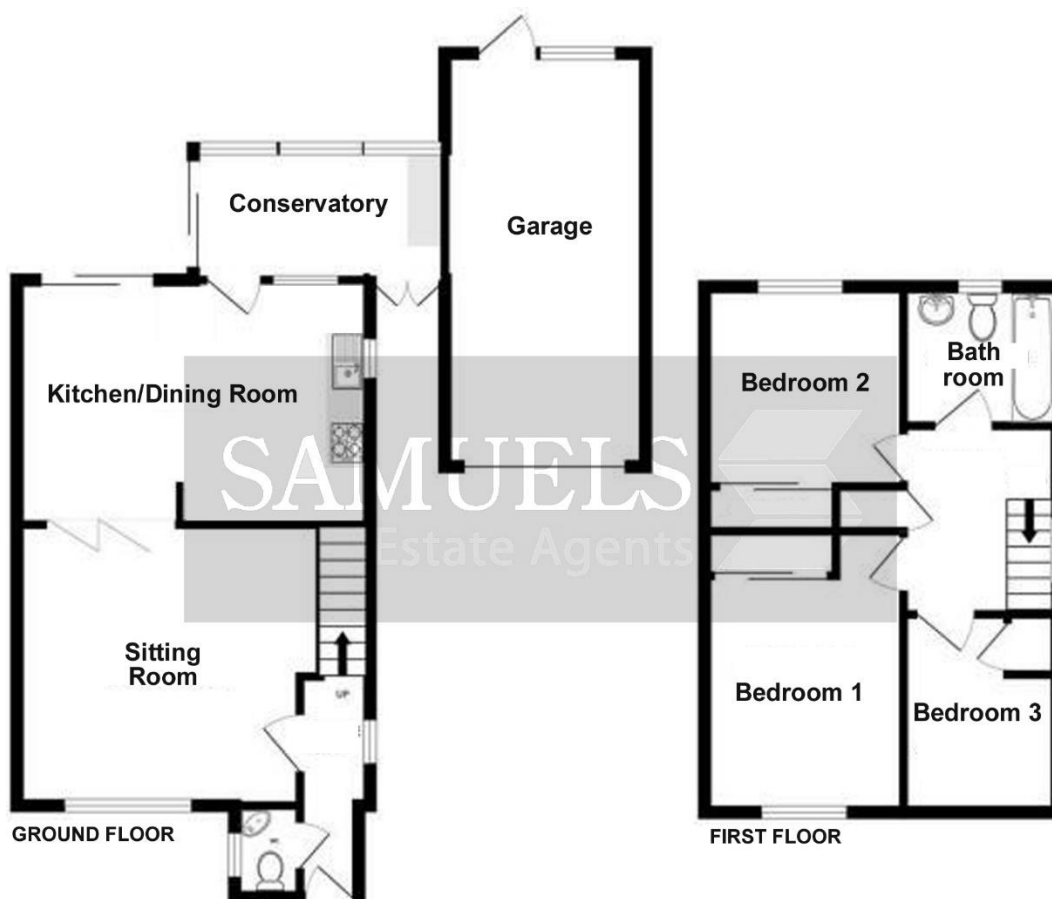
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8905/AV



TOTAL FLOOR AREA: 90.1 sq. m. approx

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	67 D	
39-54	E		
21-38	F		
1-20	G		