



**8 TAMARISK CLOSE  
PINWOOD MEADOW  
EXETER  
EX4 9JX**



**£400,000 FREEHOLD**



**A fabulous much improved and extended detached family home occupying a delightful cul-de-sac location with pleasant outlook over neighbouring countryside. Good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Ground floor cloakroom. Spacious lounge/dining room. Well proportioned modern kitchen/breakfast room. uPVC double glazed conservatory with glass roof. Gas central heating. uPVC double glazing. Private brick paved driveway. Garage. Delightful enclosed rear garden enjoying a high degree of privacy. Desirable residential location convenient to local amenities and Exeter city centre. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Tiled floor. Courtesy light. uPVC double glazed windows to both front and side aspects. Obscure uPVC double glazed door leads to:

### **RECEPTION HALL**

Tiled floor. Radiator. Dado rail. Stairs rising to first floor. Cloak hanging space. Thermostat control panel. Smoke alarm. Understair recess. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Tiled floor. Radiator. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

24'6" (7.47m) x 12'8" (3.86m) reducing to 10'4" (3.15m) dining room end. A well proportioned room with two radiators. Limestone effect fireplace with raised hearth, inset living flame effect electric fire and mantel over. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Bi-folding uPVC double glazed doors lead to:

### **CONSERVATORY**

12'4" (3.76m) x 12'2" (3.71m) maximum. A quality fitted uPVC double glazed conservatory with dwarf wall and pitched double glazed roof. Tiled floor with underfloor heating. Two wall light points. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

17'10" (5.44m) x 10'0" (3.05m) maximum. A fabulous modern kitchen fitted with an extensive range of matching gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces with glass splashbacks. Fitted Neff double oven/grill. Four ring Neff induction hob with filter/extractor hood over. Integrated Neff dishwasher. Integrated fridge. 1½ bowl sink unit set within work surface with single drainer and modern style mixer tap. Wine rack. Two radiators. Tiled floor. Access to roof void. Door to integral garage. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Dado rail. Smoke alarm. Airing cupboard housing boiler serving central heating and hot water supply. Door to:

### **BEDROOM 1**

11'2" (3.40m) excluding wardrobe space x 11'0" (3.35m) excluding door recess. Radiator. Built in double wardrobe. uPVC double glazed window, with deep sill, to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising large shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard and drawer space beneath. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

From first floor landing, door to:

### **BEDROOM 2**

11'0" (3.35m) excluding door recess x 8'8" (2.64m). Built in wardrobe. Radiator. uPVC double glazed window to rear aspect offering fine outlook over neighbouring countryside.

From first floor landing, door to:

### **BEDROOM 3**

8'2" (2.49m) x 7'4" (2.54m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

8'0" (2.44m) x 5'6" (1.68m). A modern matching white suite comprising modern roll top style bath with modern style mixer tap including shower attachment. Wall hung wash hand basin with modern style mixer tap. Low level WC. Tiled floor. Part tiled wall surround. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of garden laid to lawn and decorative stone chippings for ease of maintenance. Dividing pathway leads to the front door. Attractive brick paved private driveway provides comfortable parking for vehicles in turn providing access to:

### **GARAGE**

18'0 x 8'8" (2.64m). Incorporating utility area with plumbing and space for washing machine. Further appliance space. Gas meter. Electric consumer unit. Electric meter. Up and over door provides vehicle access. Pitched roof providing additional storage space. Rear courtesy door provides access to kitchen/breakfast room.

To the left side elevation of the property is a side gate with pathway and additional timber gate leading to the rear garden which is a particular feature of the property providing a high degree of privacy whilst consists of a good size raised patio with outside lighting and water tap. Steps lead down to a neat shaped area of lawn with surrounding pathways. Raised flower/shrub beds stocked with a variety of maturing shrubs and plants. The rear garden is enclosed to all sides. Beneath the conservatory is a useful enclosed storage area.

#### TENURE

Freehold

#### COUNCIL TAX

Band D

#### DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue along to the roundabout taking the 3<sup>rd</sup> 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 3<sup>rd</sup> left up into Pinwood Meadow Drive. Continue to the very top of this road and turn right then immediately first left into Tamarisk 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.

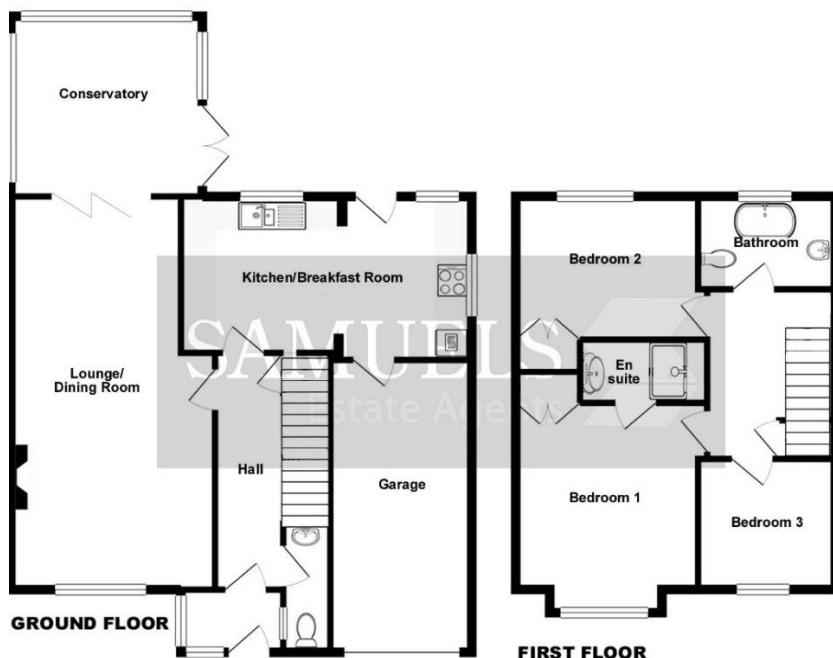
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### 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/1124/8800/AV



Total Floor Area - 126.2 sq.m. approx.

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		