



**31 PINWOOD MEADOW DRIVE
EXETER
DEVON
EX4 9LA**



£325,000 FREEHOLD



A modern detached family home occupying a generous corner plot site with gardens to three sides offering great scope for extension works (subject to necessary consents). Three bedrooms. First floor bathroom. Light and spacious lounge/dining room. Kitchen. Gas central heating. Private driveway. Garage. Enclosed rear garden enjoying southerly aspect. Popular residential development providing good access to local amenities and Exeter city centre. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Obscure glazed front door leads to:

RECEPTION HALL

Radiator. Smoke alarm. Stairs rising to first floor. Cloak hanging space. Door to:

LOUNGE/DINING ROOM

24'6" (7.47m) x 13'2" (4.01m) maximum reducing to 8'4" (2.54m) dining room end. Understair storage cupboard. Two radiators. Marble effect fireplace with raised hearth, living flame effect gas fire, wood surround and mantel over. uPVC double glazed window to side aspect with outlook over side garden. Secondary glazed window to front aspect. uPVC double glazed sliding patio door providing access and outlook to rear garden. Door to:

KITCHEN

9'10" (3.0m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. uPVC double glazed door to driveway. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Access to roof space. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Storage cupboard housing boiler serving central heating and hot water supply. Door to:

BEDROOM 1

13'0" (3.96m) x 9'10" (3.0m). Radiator. Secondary glazed window, with deep sill, to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 8'10" (2.69m). Radiator. uPVC double glazed window to side aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

7'4" (2.54m) x 6'2" (1.88m). Radiator. Secondary glazed window to front aspect.

From first floor landing, door to:

BATHROOM

Comprising panelled bath with mixer tap including shower attachment. Wash hand basin. WC. Part tiled walls. Radiator. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property occupies a generous corner plot site with gardens to three sides. The front garden is well stocked with a variety of maturing shrubs and plants. To the right side elevation is private driveway, with outside light, providing parking and access to:

GARAGE

18'0" (5.49m) x 8'8" (2.64m). Up and over door providing vehicle access. Power and light. Pitched roof providing additional storage space. Electric meter. Gas meter. Electric consumer unit. uPVC double glazed window to side aspect. uPVC double glazed door provides access to rear garden.

To the left side elevation of the property is a good size area of lawned garden again well stocked with a variety of maturing shrubs, plants and trees. This particular area offers great scope for extension works, if required, subject to the necessary consents. To the right side elevation of the garage is a pathway and side gate leading to the rear garden which enjoys a southerly aspect and consists of a good size paved patio with outside light leading to a shaped area of lawn again well stocked with a variety of maturing shrubs, plants, bushes and trees. The rear garden is enclosed to all sides whilst enjoys a fine outlook over neighbouring area, parts of Exeter and beyond.

TENURE

Freehold

COUNCIL TAX

Band D

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit left onto Prince Charles Road and at the next roundabout bear left on Calthorpe Road which then connects to Beacon Lane. Continue straight ahead, over the roundabout, almost the brow of the hill turning left into Pinwood Meadow Drive where the property in question will be found 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 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.

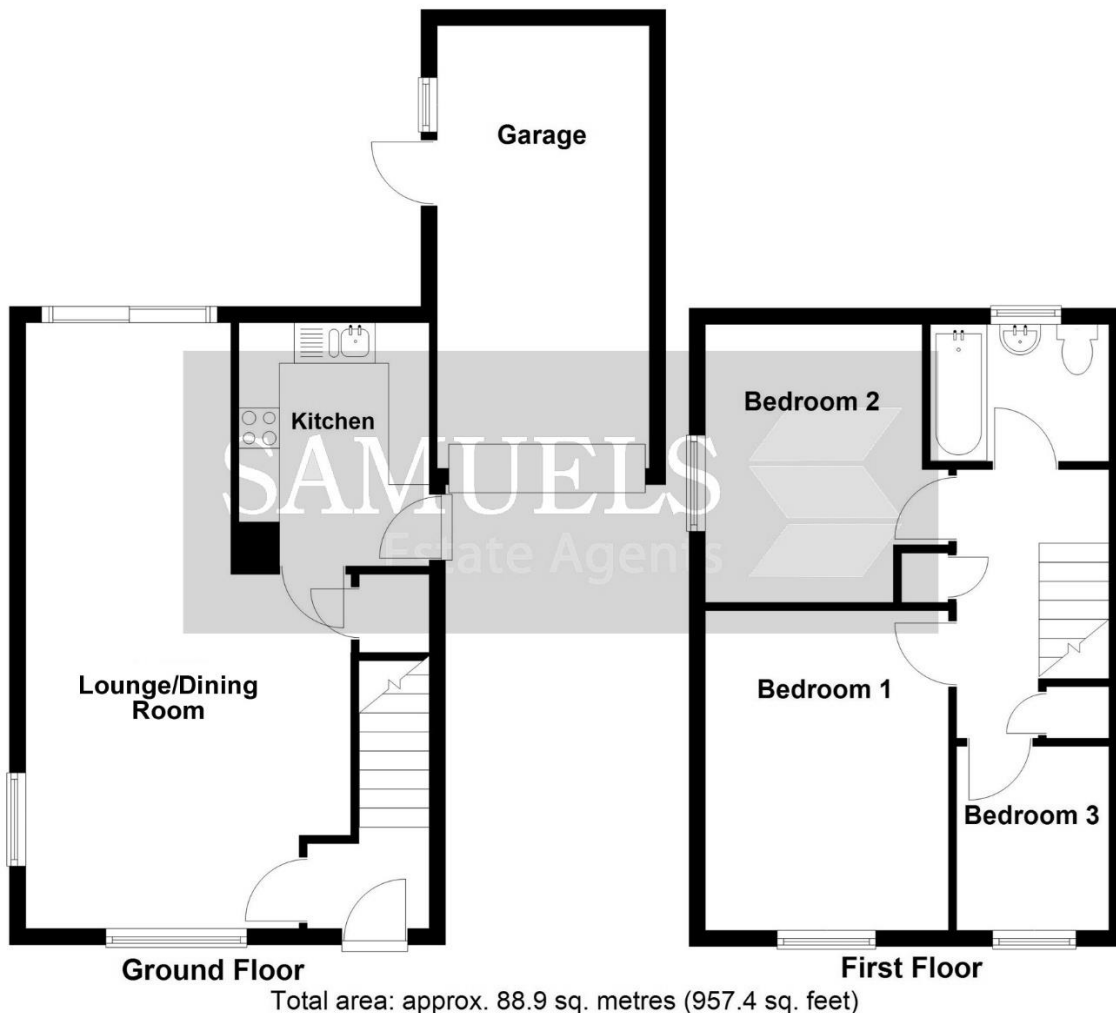
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0824/8723/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	60 D	
39-54	E		
21-38	F		
1-20	G		