



**CONIFERS  
SAXON AVENUE  
PINHOE  
EXETER  
EX4 9HG**

PROOF COPY



**OFFERS IN THE REGION OF £400,000 FREEHOLD**



**A spacious detached bungalow occupying a fabulous large plot with good size gardens to three sides, private driveway providing ample parking and two garages. Well proportioned living accommodation. Entrance porch/conservatory. Reception hall. Spacious lounge/dining room. Kitchen/breakfast room. Two double bedrooms. Shower room. Large roof space offering great scope for conversion subject to the necessary consents. Gas central heating. uPVC double glazing. Outlook and views over neighbouring area, parts of Exeter and beyond. Highly convenient position providing good access to local amenities and bus service into the city centre. No chain. Viewing recommended.**

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

Obscure uPVC double glazed front door leads to:

### **PORCH/CONSERVATORY**

uPVC double glazed glass roof. uPVC double glazed windows to both side and front aspects. Obscure glazed door, with matching side panel, leads to:

### **RECEPTION HALL**

A spacious hallway. Radiator. Access to roof space. Thermostat control panel. Cloak hanging space. Telephone point. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Obscure glazed door leads to:

### **LOUNGE/DINING ROOM**

22'8" (6.91m) x 12'6" (3.81m). A light and spacious room. Three radiators. Marble effect fireplace with raised hearth and fitted living flame effect gas fire. Television aerial point. uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed window to side aspect with outlook over side garden. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond. Obscure glazed door leads to kitchen/breakfast room.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

15'0" (4.57m) x 9'0" (2.74m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Double drainer sink unit with mixer tap. Space for gas cooker. Space for fridge. Radiator. Space for table and chairs. Storage cupboard housing boiler serving central heating and hot water supply with storage cupboards over. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door providing access to rear garden.

From reception hall, door to:

### **BEDROOM 1**

14'0" (4.27m) x 11'0" (3.35m). Radiator. Wash hand basin set in vanity unit with drawer space beneath and tiled splashback. Television aerial point. Wall light point. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

### **BEDROOM 2**

12'10" (3.91m) x 11'0" (3.35m). Radiator. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

### **SHOWER ROOM**

8'10" (2.69m) x 5'6" (1.68m). Comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin. WC. Tiled wall surround. Radiator. Two obscure uPVC double glazed windows to front aspect.

From reception hall access, via pull down aluminium ladder to insulated roof space with electric light. Offering great scope for conversion (subject to the necessary consents).

### **OUTSIDE**

The property is accessed from Saxon Avenue to a shared private driveway leading to a private pillared entrance with double opening gates providing access to a private driveway providing parking for numerous vehicles and part of which provides access to:

### **GOOD SIZE DETACHED SINGLE GARAGE/WORKSHOP**

18'8" (5.69m) x 10'0" (3.05m). With power and light. Pitched roof providing additional storage space. Up and over door providing vehicle access. Windows to three aspects.

Well stocked shrub beds planted with a variety of maturing shrubs, plants and bushes. Neat shaped area of lawn with maturing apple tree. Pathway leads to the front door. Further driveway leads to additional adjoining:

### **SINGLE GARAGE**

17'0" (5.18m) x 9'4" (2.84m). With power and light. Gas meter. Up and over door providing vehicle access.

To the left side elevation of the property is a paved pathway with door leading to:

### **INTEGRAL UTILITY/CLOAKROOM**

Plumbing and space for washing machine. Wash hand basin. Low level WC. Electric meter and fuse box. Power and light. uPVC double glazed window to rear aspect with outlook over rear garden.

The side paved pathway provides access to the rear garden, which is a particular feature of the property, enjoying a south easterly aspect whilst consisting of a raised paved patio. Good size shaped area of lawn.

Surrounding flower/shrub beds well stocked with a variety of maturing shrubs, plants and bushes which extends to the right side elevation. A shaped pathway and steps lead to a rear gate providing immediate access to Main Road Pinhoe.

### **TENURE FREEHOLD**

## DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsbury's and bear left, continue down taking the left hand turning signposted 'Pinhoe'. Continue over the two mini roundabout into Main Road Pinhoe and proceed along taking the next left into Park Lane then 1<sup>st</sup> left into Saxon Avenue proceed along and on the left hand side a shared private driveway leads to a pillared entrance with access to the private driveway of Conifers.

## 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.

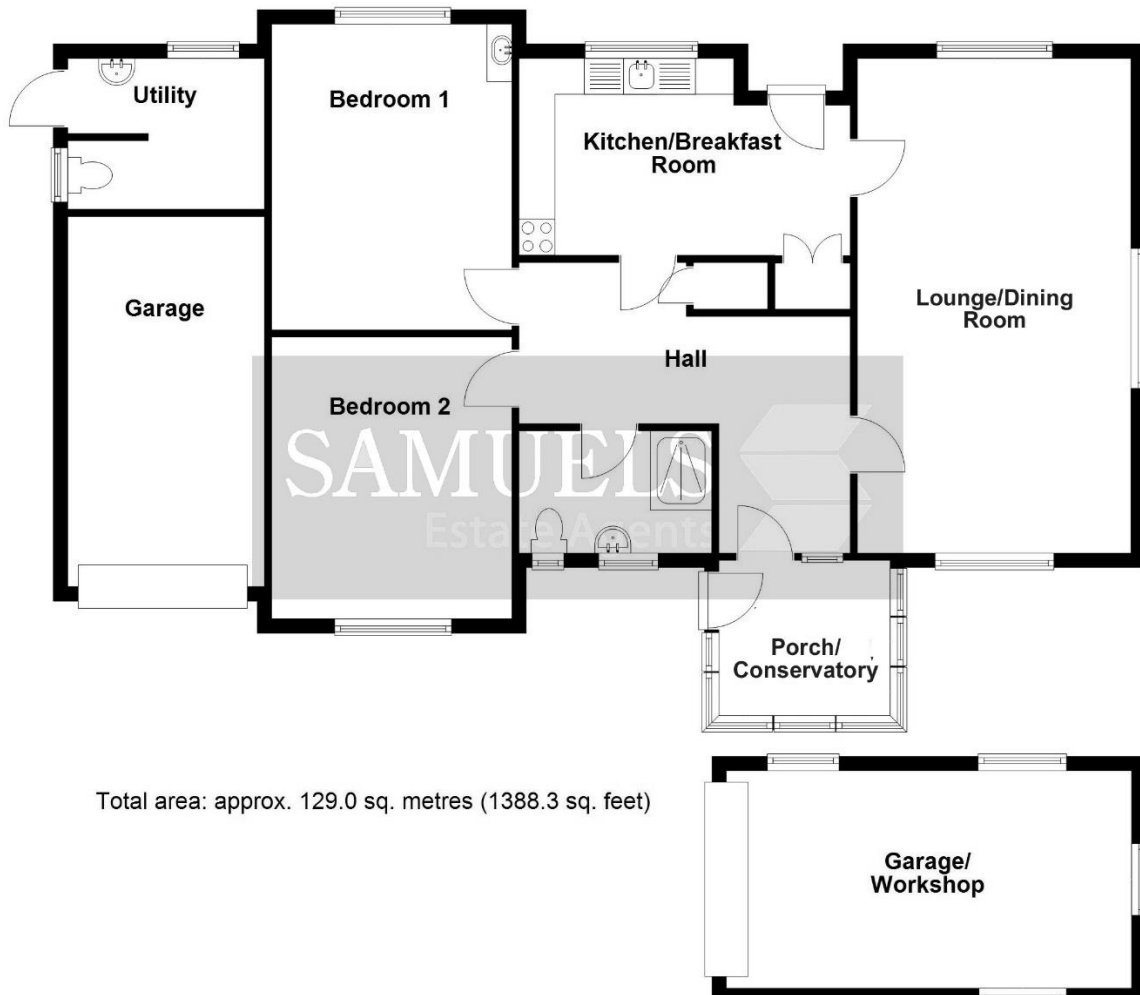
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1123/8523/AV**



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