



**19 OAK CLOSE
PINHOE
EXETER
EX4 8HP**



£340,000 FREEHOLD



A well proportioned semi detached family home located within this sought after cul-de-sac providing good access to local amenities, primary school and Pinhoe railway station. Three good size bedrooms. First floor bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Dining room. Kitchen. Utility. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear garden. A great family home. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Exposed wood flooring. Radiator. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to side aspect. Understair storage cupboard housing fuse box, gas and electric meters. Additional shelved storage cupboard Door to:

SITTING ROOM

13'6" (4.11m) into recess x 11'10" (3.61m). Radiator. Marble effect fireplace with raised hearth and inset living flame effect electric fire, fire surround and mantel over. Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Large square opening to:

DINING ROOM

12'0" (3.66m) x 11'10" (3.61m) maximum into recess. Radiator. Feature exposed brick chimney breast with fireplace recess. Two wall light points. Double glazed sliding patio doors providing access and outlook to rear garden.

From reception hall, door to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

KITCHEN

8'10" (2.69m) x 8'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for electric cooker with filter/extractor hood over. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Feature archway opens to:

UTILITY ROOM

8'4" (2.54m) x 5'4" (1.63m). Marble effect roll edge work surfaces with tiled splashback. Matching base and eye level cupboards. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Obscure uPVC double glazed window to side aspect. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Double width airing cupboard, with fitted shelving, housing lagged hot water cylinder and further storage over. Obscure uPVC double glazed window to side aspect. Access, via pull down ladder, to insulated and part boarded roof space offering great scope for conversion (if required subject to the necessary consents). Door to:

BEDROOM 1

12'0" (3.66m) x 11'10" (3.61m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) x 11'10" (3.61m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 8'0" (2.44m) maximum. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

8'0" (2.44m) x 6'10" (2.08m) maximum reducing to 5'2" (1.57m). A matching suite comprising panelled bath with mixer tap including shower attachment, glass shower screen and tiled splashback. Low level WC. Wash hand basin. Part tiled walls. Heated ladder towel rail. Access to roof void. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a walled area of garden with shaped area of lawn with raised rockery/shrub bed stocked with a variety of maturing shrubs, plants, flowers and trees. Pathway leads to the front door. Driveway, approached via a pillared entrance, leads to a private driveway providing parking for approximately three vehicles (dependant on size/restricted width) with outside water tap and leading to:

GARAGE

17'0" (5.18m) x 8'6" (2.59m). With electricity. Courtesy door provides access to rear garden.

From the driveway a side gate provides access to the rear garden which consists of a crazy paved patio area leading to a neat shaped area of level lawn with side shrub bed stocked with a variety of maturing shrubs, plants and flowers.

Attractive summer house. To the rear of the garage is an of garden laid to decorative stone chippings for ease of maintenance. The rear garden is enclosed to all sides.

TENURE

Freehold

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end of this road, by Sainsburys', and bear left. Continue down to the next set of traffic lights and turn left into Main Road, Pinhoe continue down taking the left hand turning into Oak 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 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.

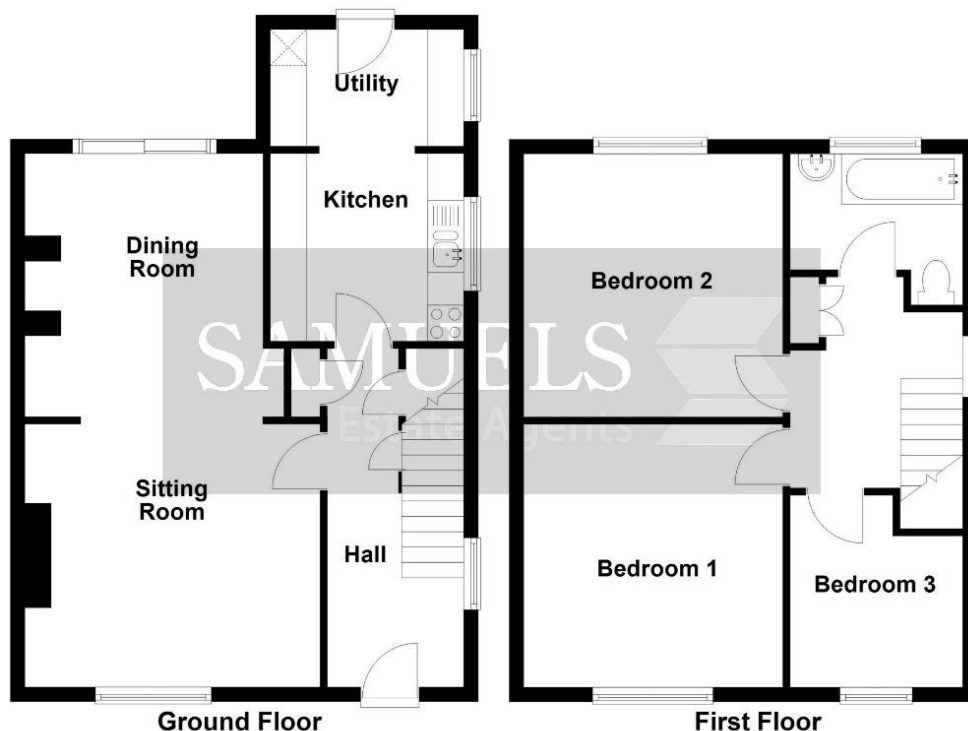
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8576/AV



Total area: approx. 94.8 sq. metres (1020.7 sq. feet)

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		