



**14 PINWOOD MEADOW DRIVE
EXETER
DEVON
EX4 9JP**

PROOF COPY



£375,000 FREEHOLD



A deceptively spacious four bedroom end terrace family house with fabulous outlook and views over neighbouring area, parts of Exeter, Exe estuary and beyond. Well proportioned living accommodation presented in superb decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Sitting room. Separate dining room. Modern kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden. Garage and parking. Desirable residential location providing good access to local amenities, schools and bus service to Exeter city centre. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Part obscure uPVC double glazed front door leads to:

ENTRANCE HALL

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

SITTING ROOM

14'10" (4.52m) x 13'2" (4.01m). A light and spacious room. Television aerial point. Telephone point. Radiator. Understair storage cupboard. uPVC double glazed window to front aspect. Glass panelled double opening doors lead to:

DINING ROOM

9'4" (2.84m) x 8'4" (2.54m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door provides access to rear garden. Feature archway opens to:

KITCHEN

9'4" (2.84m) x 7'8" (2.30m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Space for upright fridge freezer. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Smoke alarm. Linen cupboard with fitted shelving. Stairs rising to second floor. Door to:

BEDROOM 2

13'0" (3.96m) x 9'10" (3.0m). Radiator. Television aerial point. uPVC double glazed window, with deep sill, to front aspect.

From first floor landing, door to:

BEDROOM 3

11'2" (3.40m) x 8'8" (2.64m). Radiator. Television aerial point. uPVC double glazed window to side aspect with outlook over neighbouring area, parts of Exeter, Exe estuary and beyond.

From first floor landing, door to:

BEDROOM 4

7'4" (2.54m) x 6'2" (1.88m). Radiator. Television aerial point. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

7'2" (2.18m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with fitted shower unit over, glass shower screen and tiled splashback. Wash hand basin with mixer tap and tiled splashback. Low level WC. Radiator. Obscure uPVC double glazed window to rear aspect.

SECOND FLOOR LANDING

Smoke alarm. Inset LED spotlight to ceiling. Double glazed Velux window to front aspect. Door to:

BEDROOM 1

18'2" (5.54m) x 13'0" (3.96m) maximum. A fabulous light and spacious room with built in angled wardrobes. Two access points to eaves/storage space. Radiator. Television aerial point. LED spotlights to ceiling. uPVC double glazed window to side aspect offering fine outlook over neighbouring area, parts of Exeter, Exe estuary and beyond. Further uPVC double glazed window to rear aspect again offering pleasant outlook over neighbouring area, adjoining countryside, parts of Exeter and beyond. Door to:

ENSUITE SHOWER ROOM

6'6" (1.98m) x 6'0" (1.83m). A modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Storage cupboard housing boiler serving central heating and hot water supply. obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from occupying a corner plot site with the front garden consisting of a shaped area of lawn with central shrub bed. Dividing pathway leads to front door, with courtesy light. To the right side elevation is a gravelled section of garden providing off road parking for vehicle. Side shrub bed. To the rear of the garden is a further parking space. The rear garden consists of a good size paved patio. Outside light. Power point. Water tap. Timber shed. Shaped area of lawn. Side shrub beds. A dividing pathway leads to rear garden in turn providing access to:

GARAGE (far garage right hand side)

With additional parking directly in front.

**TENURE
FREEHOLD****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 continue along. At the next roundabout bear left onto Calthorpe Road which then connects to Beacon Lane. At the next roundabout proceed straight over and proceed almost to the brow of the hill and turn left into Pinwood Lane which connects to Pinwood Meadow Drive where the property in question will be found towards the top end of the road on the right 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 investigations 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 investigate 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.

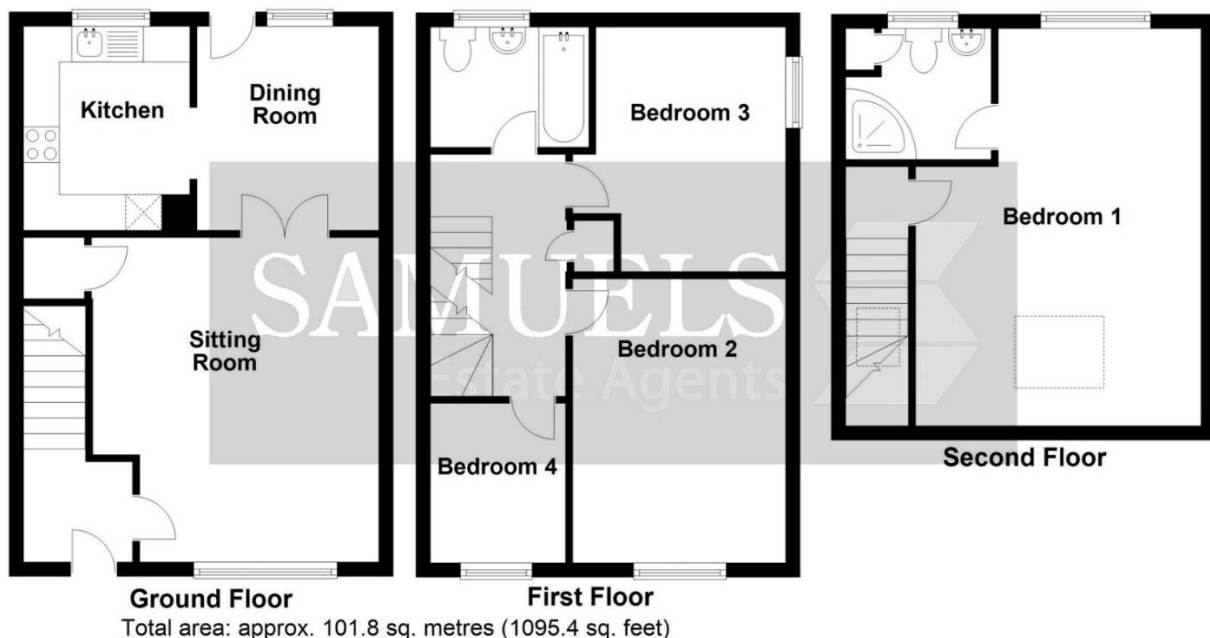
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1022/8302/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		