



**2 PELLINORE ROAD  
EXETER  
DEVON  
EX4 9BJ**

PROOF COPY



**£280,000 FREEHOLD**



**A fabulous much improved and modernised end terrace family home with double width driveway and delightful enclosed lawned rear garden with large garden/office room. Presented in good decorative order throughout. Three bedrooms. First floor bathroom with separate cloakroom. Light and spacious lounge/dining room. Modern kitchen. Utility room. Gas central heating. uPVC double glazing. Convenient position providing good access to local amenities, schools and Exeter city centre. A great family home. Viewing highly recommended.**

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

Covered entrance. Attractive part obscure uPVC double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

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

### **LOUNGE/DINING ROOM**

20'10" (6.35m) x 10'8" (3.25m). A light and spacious well proportioned room. Telephone point. Television aerial point. Radiator. Fireplace recess with wood burning stove. Raised hearth. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **KITCHEN**

9'8" (2.95m) x 9'2" (2.79m). A modern kitchen fitted with a range of matching grey gloss fronted base, drawer and eye level cupboards. Wood worksurfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Part Obscure uPVC double glazed door provides access to rear garden. Door to:

### **UTILITY ROOM**

11'0" (3.35m) x 6'0" (1.83m) maximum. Range of matching grey gloss fronted base and eye level cupboards. Wood work surface with matching splashback. Space for upright fridge freezer. Plumbing and space for washing machine. Further appliance space. Understair storage cupboard. Part Obscure uPVC double glazed door, with matching side panel, providing access to front elevation.

### **FIRST FLOOR LANDING**

Access to roof space. Storage cupboard with fitted shelving. Smoke alarm. Door to:

### **BEDROOM 1**

10'10" (3.30m) x 10'8" (3.25m). Radiator. Deep built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'8" (3.86m) maximum x 10'0" (3.05m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **BEDROOM 3**

10'8" (3.25m) x 6'2" (1.88m). Radiator. Deep built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment. Wash hand basin. Part tiled walls. Heated ladder towel rail. Tiled floor. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **SEPARATE CLOAKROOM**

Comprising low level WC. Tiled floor. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a raised area of garden laid to decorative chipped slate for ease of maintenance with dividing pathway leading to front door. A private double width driveway provides parking for two vehicles whilst to the side elevation is a side gate and pathway leading to the rear garden, which is a particular feature of the property, consisting of a raised decked terrace with outside light and water tap. Steps lead down to a shaped area of lawn. Side shrub bed well stocked with a variety of maturing shrubs, plants and trees. Raised fish pond. Dividing pathway leads to a further maturing shrub bed and patio. The rear garden is enclosed to all sides and benefits from a large timber built :

### **SUMMER HOUSE/GARDEN ROOM**

10'0" (3.05m) x 10'0" (3.05m). Insulated walls and floor. Power and light.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>  
Mining: No risk from mining  
Council Tax: Band B (Exeter)

### DIRECTIONS

from Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3<sup>rd</sup> exit left into Prince Charles Road and at the next roundabout bear left onto Calthorpe Road which then connects to Beacon Lane at the next roundabout take the left hand turning into King Arthurs Road then 3<sup>rd</sup> right into Pellinore Road. The property in question will be found a short way along 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 checks 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.

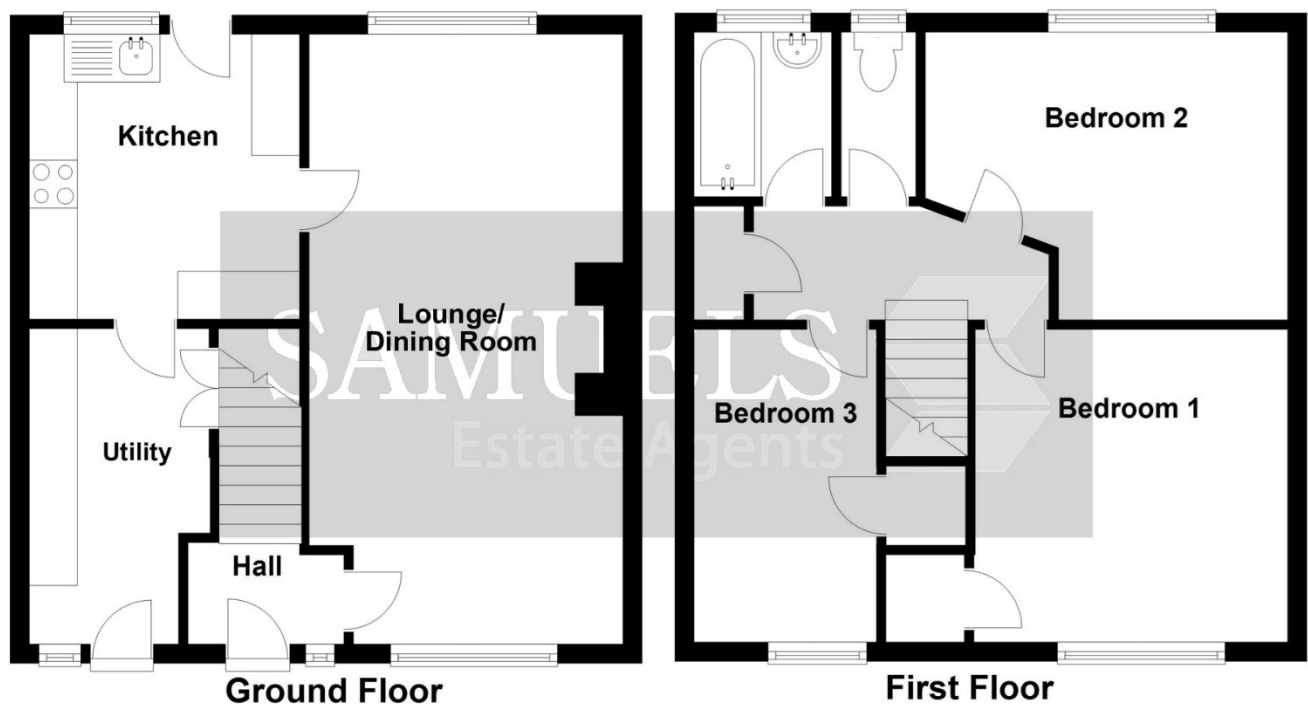
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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

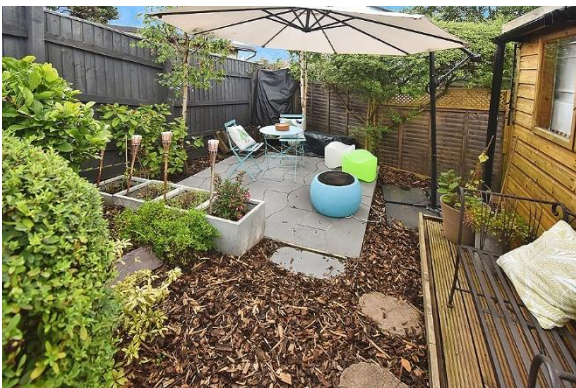
**CDER/1025/9074/AV**



Total area: approx. 78.9 sq. metres (849.1 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		