



**24 PARKERS CROSS LANE
PINHOE
EXETER
EX1 3TA**

PROOF COPY



OFFERS IN EXCESS OF £370,000 FREEHOLD



A well proportioned detached family home occupying a fabulous position providing good access to local amenities, popular schools and Pinhoe railway station. Four bedrooms. First floor bathroom with separate cloakroom. Reception hall. Light and spacious lounge/dining room. Kitchen. Ground floor cloakroom. Large quality fitted uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Generous corner plot site with enclosed rear garden. Private driveway providing ample parking. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door leads to:

ENTRANCE PORCH

Obscure uPVC double glazed windows to both front and side aspects. Courtesy light. Further obscure uPVC double glazed door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Cloak/storage cupboard. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Corner wash hand basin with modern style mixer tap and tiled splashback. Extractor fan. Deep understair storage cupboard.

From reception hall, glass panelled door leads to:

LOUNGE/DINING ROOM

21'10" (6.65m) x 10'8" (3.25m). A light and spacious room with granite effect fireplace, raised hearth, inset living flame effect gas fire, wood surround and mantel over. Radiator. Telephone point. Television aerial point. Full height uPVC double glazed window to front aspect. Large uPVC double glazed sliding patio door provides access to:

CONSERVATORY

15'8" (4.78m) x 8'0" (2.44m). A quality fitted uPVC double glazed conservatory with dwarf wall. Power and light. Laminate wood effect flooring. Double glazed heat reflective glass roof. uPVC double glazed windows and door providing access and outlook to rear garden.

From lounge/dining room, obscure glazed sliding door leads to:

KITCHEN

10'8" (3.25m) x 6'2" (1.88m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Space for fridge. Laminate wood effect flooring. Secondary glazed window to rear aspect. Door provides access to garage.

FIRST FLOOR LANDING

Access to insulated roof space with electric light. Smoke alarm. Deep storage cupboard. Airing cupboard, with fitted shelving and radiator, housing boiler serving central heating and hot water supply. Door to:

BEDROOM 1

17'0" (5.18m) x 9'0" (2.74m). Radiator. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

10'8" (3.25m) x 10'6" (3.20m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'10" (3.30m) x 8'2" (2.49m) excluding door recess. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 4

7'8" (2.30m) x 6'2" (1.88m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A refitted matching white suite comprising panelled bath with mixer tap with fitted mains shower unit over. wash hand basin with modern style mixer tap. Tiled wall surround. Heated ladder towel rail. Shaver point. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

SEPARATE CLOAKROOM

Low level WC. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property is approached via a wide pillared entrance leading to a private driveway providing parking for numerous vehicles. Shrub bed. Access to:

GARAGE

17'0" (5.18m) x 8'6" (2.59m). With power and light. Plumbing and space for washing machine. Further appliance space. obscure uPVC double glazed door provides access to rear garden. Side courtesy door provides access to kitchen.

To the left side elevation of the property is a paved area with lean to providing access to the rear garden which consists of a concrete patio. Retaining wall with dividing pathway leading to a neat shaped area of lawn with vegetable plot and shrub beds. A dividing pathway leads to the top section of garden with greenhouse, two timber sheds and useful storage area with timber gate providing access to additional storage area currently used as a trailer hard standing.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue along to the end, by Sainsbury's, bearing left and continue down the next set of traffic lights and turn left signposted 'Pinhoe'. Upon reaching Pinhoe continue over the two mini roundabouts and proceed straight ahead take the 2nd right down into Parkers Cross Lane and the property in question will be found 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 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.

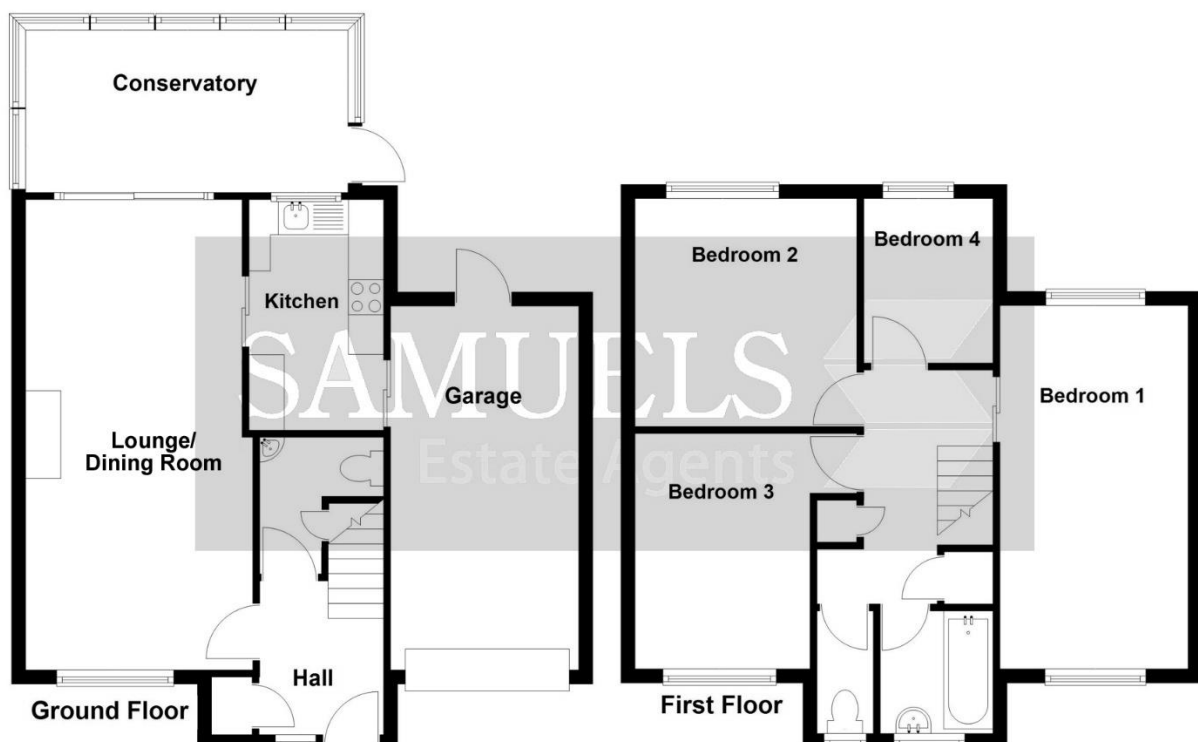
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1223/8545/AV



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)

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