



**6 ILEX CLOSE  
PINWOOD MEADOW  
EXETER  
EX4 9JZ**



**£325,000 FREEHOLD**



**A stylish well appointed modern detached family home presented in superb decorative order throughout. Three bedrooms. First floor modern shower room. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Gas central heating. uPVC double glazing. Private driveway providing parking for approximately two vehicles. Garage incorporating utility area. Good size enclosed landscaped rear garden. Popular residential development providing good access to local amenities and Exeter city centre. A great family home. Viewing highly recommended.**

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

Canopy entrance with courtesy light. Attractive part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Glass panelled door leads to:

### **LOUNGE/DINING ROOM**

24'5" (7.44m) x 13'2" (4.01m) maximum reducing to 8'4" (2.54m). A light and spacious room. Two radiators. Laminate wood effect flooring. Contemporary modern fireplace with inset living flame effect electric fire and raised hearth. Television aerial point. Telephone point. Understair storage cupboard. Smoke alarm. uPVC double glazed window to front aspect. uPVC double glazed sliding patio door providing access and outlook to rear garden. Door to:

### **KITCHEN**

9'10" (3.0m) x 7'8" (2.30m). A refitted modern kitchen comprising a range of gloss fronted base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Integrated dishwasher. Space for fridge. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to side elevation.

### **FIRST FLOOR LANDING**

Access to roof space. Linen cupboard with fitted shelving. Door to:

### **BEDROOM 1**

13'0" (3.96m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'4" (3.45m) x 8'8" (2.64m). Range of built in bedroom furniture consisting fitted desk with storage cupboards and drawer. Adjoining shelving unit. Television aerial point. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

9'6" (2.90m) maximum into door recess reducing to 7'2" (2.18m) x 6'2" (1.88m). Radiator. Fitted desk unit with range of storage cupboards. Built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **SHOWER ROOM**

7'2" (2.18m) x 5'6" (1.68m). A refitted modern matching white suite comprising good size shower enclosure with curved glass shower screen and fitted mains shower unit including separate shower attachment. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Part tiled walls. Heated ladder towel rail. Inset LED spotlight to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a good size area of open plan lawn with pathway leading to the front door. To the left side elevation is a private driveway providing parking for two vehicles in turn providing access to:

### **GARAGE**

18'2" (5.54m) x 8'6" (2.59m). Incorporating utility area with single drainer sink unit set within roll edge work surface, base cupboards and drawers, two matching eye level cupboards. Plumbing and space for washing machine. Further appliance space. Power and light. Pitched roof providing additional storage space. uPVC double glazed window to side aspect. Part obscure uPVC double glazed door provides access to rear garden.

Side gate providing access to the rear garden which is a particular feature of the property having been landscaped by the present vendor comprising paved patio with water tap and outside lighting. Concealed storage shed. Retaining wall with side steps leading to an attractive raised paved patio with inset LED lighting. Curved Cotswold stone effect retaining wall. Gravel and paved patio. Side steps lead to a neat shaped area of lawn. To the top of the garden are flower/shrub beds and a timber framed pergola. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band D

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3<sup>rd</sup> exit left onto Prince Charles Road and at the next roundabout bear left on Calthorpe Road which then connects to Beacon Lane. Continue straight ahead, over the roundabout, almost the brow of the hill turning left into Pinwood Meadow Drive, continue up the road and take the 1<sup>st</sup> right into Ilex 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.

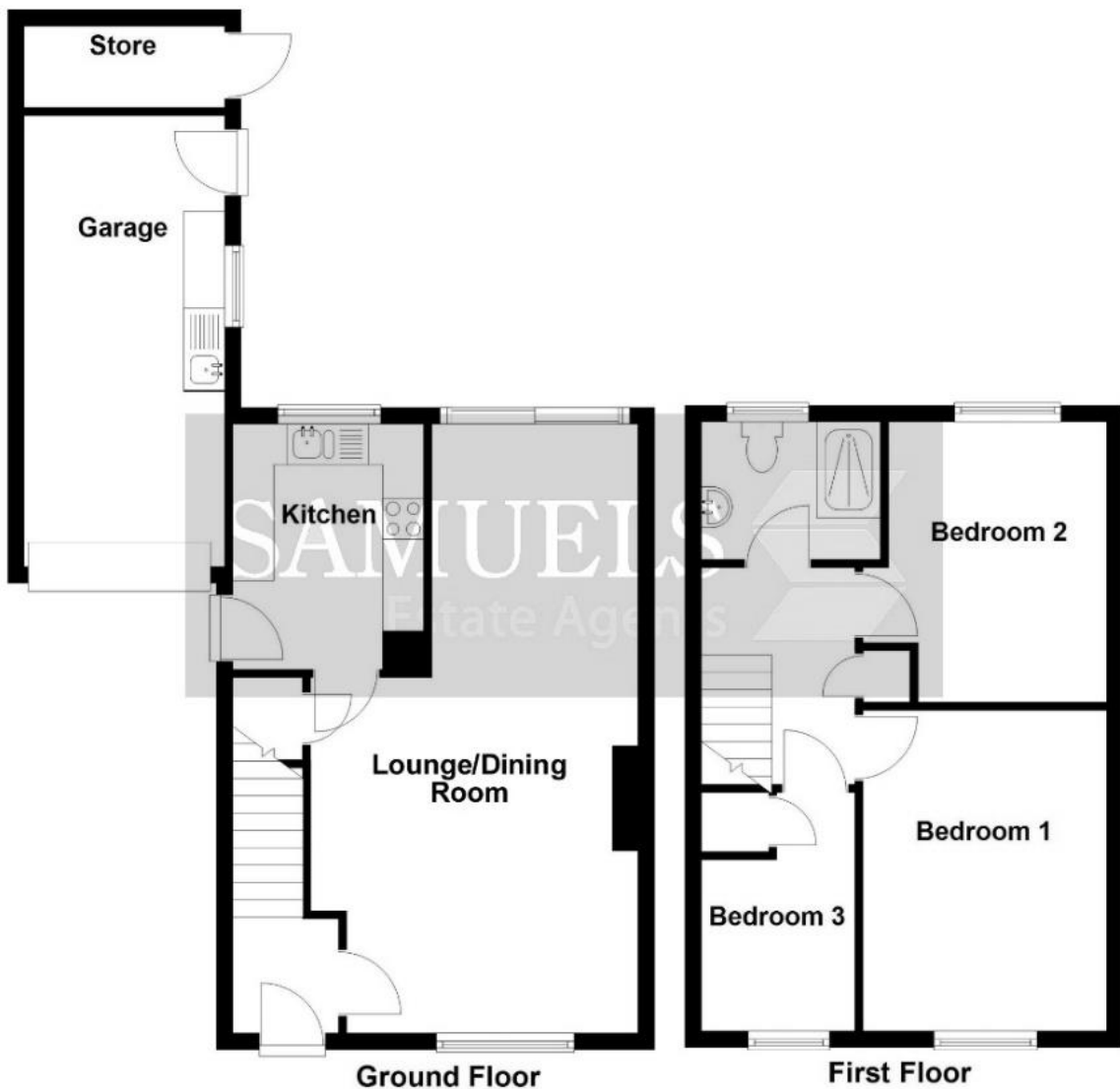
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0424/8628/AV**



**Ground Floor**

**First Floor**

Total area: approx. 90.3 sq. metres (971.5 sq. feet)

Floor plan for illustration purposes only – not to scale





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |