

**16 GRASSLANDS DRIVE
MONKERTON
PINHOE
EXETER
EX1 3XY**



£300,000 FREEHOLD



A beautifully presented Bovis built end terraced family home occupying a delightful position within close proximity to local amenities, Pinhoe railway station and major link roads. Three bedrooms. First floor modern bathroom. Entrance hall. Sitting room. Light and spacious modern kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed rear garden with detached timber studio room. Garage and parking. Pleasant outlook over neighbouring area. Popular residential location. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE HALL

Radiator. Stairs rising to first floor. Thermostat control panel. Smoke alarm. Electric consumer unit. Door to:

SITTING ROOM

14'2" (4.32m) x 13'4" (4.06m). A characterful room. Radiator. Television aerial point. Telephone point. Exposed ceiling beam. Feature exposed brick wall with recess shelving. Three wall light points. Deep understair storage cupboard. uPVC double glazed window to front aspect. Feature arched doorway opens to:

KITCHEN/DINING ROOM

17'2" (5.23m) x 8'10" (2.69m). A light and spacious modern kitchen/dining room fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces incorporating breakfast bar and tiled splashbacks. Fitted electric oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for fridge and separate freezer. Two radiators. Laminate wood effect flooring. Space for table and chairs. Exposed ceiling beam. Inset LED lighting. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Storage cupboard with fitted shelf and hanging rail. Additional storage cupboard housing boiler serving central heating and hot water supply (installed 2023). Door to:

BEDROOM 1

12'0" (3.66m) excluding wardrobe space x 10'6" (3.20m). A well proportioned room. Double wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

10'0" (3.05m) x 8'2" (2.49m) excluding wardrobe space. Built in wardrobe. Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area.

From first floor landing, door to:

BEDROOM 3

9'2" (2.79m) x 6'4" (1.93m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, fitted additional mains shower unit and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is a small area of garden well stocked with a variety of maturing shrubs, plants and flowers including climbing roses. Pathway leads to the front door with courtesy light. Pathway and gate providing access to the rear garden which consists of an attractive paved patio with light and water tap, leading to a neat shaped area of lawn. Well stocked flower/shrub beds. Area of garden designated to soft fruit/vegetable growing. The rear garden is enclosed to all sides whilst a pathway leads to:

DETACHED TIMBER STUDIO ROOM

9'4" (2.84m) x 7'4" (2.24m). A great room to provide a number of uses. Insulated. Internet. Power and light.

The property also benefits from a **single garage** (leasehold) which is situated close by beneath a coach house (middle garage with additional parking directly in front).

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice & data limited, Three and Vodafone voice & data likely, O2 voice likely & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue along the end, by Sainsbury's, bearing left and continue down the next set of traffic lights and turn left signposted 'Pinhoe'. Upon reaching Pinhoe at the first mini roundabout take the last exit left down into Station Road and continue to the bottom, proceed over the level crossing and into Pinn Lane. Continue around taking the turning left into Grasslands Drive proceed along 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.

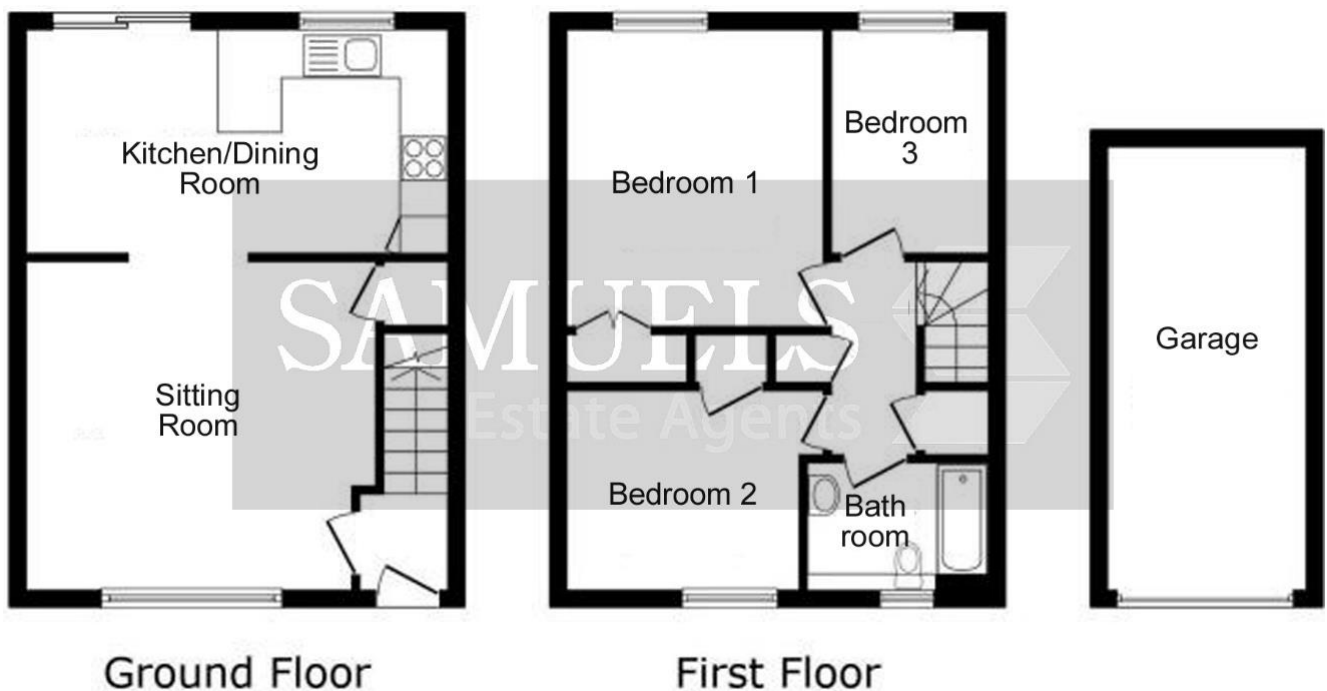
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0625/8966/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		