



**17 HUMMINGBIRD CLOSE  
MONKERTON  
PINHOE  
EXETER  
EX1 3QZ**



**£249,000 FREEHOLD**



**A stylish three bedroom coach house occupying a delightful cul-de-sac position whilst within close proximity to local amenities, Pinhoe railway station and major link roads. Presented in good decorative order throughout. Two/three bedrooms. Ground floor bedroom three/office. Utility room. Cloakroom. Light and spacious lounge/dining room. Refitted modern fitted kitchen. Modern bathroom. Private driveway. Front garden. Gas central heating. Double glazing. Highly sought after residential location. Viewing recommended.**

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

Glass canopy entrance. uPVC front door leads to:

### **ENTRANCE HALL**

Stairs rising to first floor. Smoke alarm. Door leads to:

### **BEDROOM 3/OFFICE**

14'6" (4.42m) x 7'8" (2.30m). A skilfully converted room to provide a number of uses. Smoke alarm. Inset LED spotlights to ceiling. Understair storage cupboard. Radiator. Telephone point. uPVC double glazed sliding patio door providing access to front elevation. Door to:

### **CLOAKROOM**

Comprising low level WC. Wall hung wash hand basin. Heated ladder towel rail. Wall light point. Extractor fan. Inset LED spotlight to ceiling.

From bedroom/office, door leads to:

### **UTILITY ROOM**

7'10" (2.39m) x 5'0" (1.52m) maximum. Comprising single drainer sink unit, with modern style mixer tap, set within granite effect roll edge work surface. Base cupboard. Range of eye level cupboards. Plumbing and space for washing machine. Space for freezer. Further appliance space. Smoke alarm. Inset LED spotlights to ceiling.

## **FIRST FLOOR**

### **LOUNGE/DINING ROOM**

16'6" (5.03m) maximum x 11'6" (3.51m). A light and spacious room. Radiator. Telephone point. Television aerial point. Openreach Superfast Broadband connection (depending on broadband supplier). uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Feature archway opens to:

### **KITCHEN**

9'10" (3.0m) x 5'6" (1.68m). A refitted modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Granite effect roll edge work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted electric double oven/grill. Four ring gas hob with filter/extractor hood over. Pull out larder cupboard. Integrated fridge. Integrated slimline dishwasher. Double glazed Velux window to rear aspect.

From lounge/dining room, door leads to:

### **INNER HALLWAY**

Access to roof space. Deep storage cupboard, with fitted shelf, housing boiler serving central heating and hot water supply. Smoke alarm. Door to:

### **BEDROOM 1**

11'10" (3.61m) x 10'8" (3.25m). A spacious room. Radiator. Television aerial point. uPVC double glazed window to front aspect.

From inner hallway, door to:

### **BEDROOM 2**

8'8" (2.64m) x 7'4" (2.54m). Radiator. Double glazed Velux window to rear aspect.

From inner hallway, door to:

### **BATHROOM**

6'4" (1.93m) x 6'4" (1.93m) maximum. A modern matching white suite comprising panelled bath with central mixer tap, fitted mains shower unit over including separate shower attachment and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Extractor fan. Double glazed Velux window to rear aspect.

### **OUTSIDE**

Directly to the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Various maturing shrubs and plants. Timber framed bin store including storage area. Outside light and water tap. Private driveway provides parking. Dividing pathway leads to the front door. We have been advised by our client the property owns an additional driveway/parking area which is on a separate deed.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band B

## DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsbury's and bear left. Continue along and at the next set of traffic lights turn left into Main Road Pinhoe, at the first mini roundabout take the last exit left down into Station Road and continue over the level crossing into Monkerton. Take the 1<sup>st</sup> right into Hummingbird 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 checks on 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 surveyors 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.

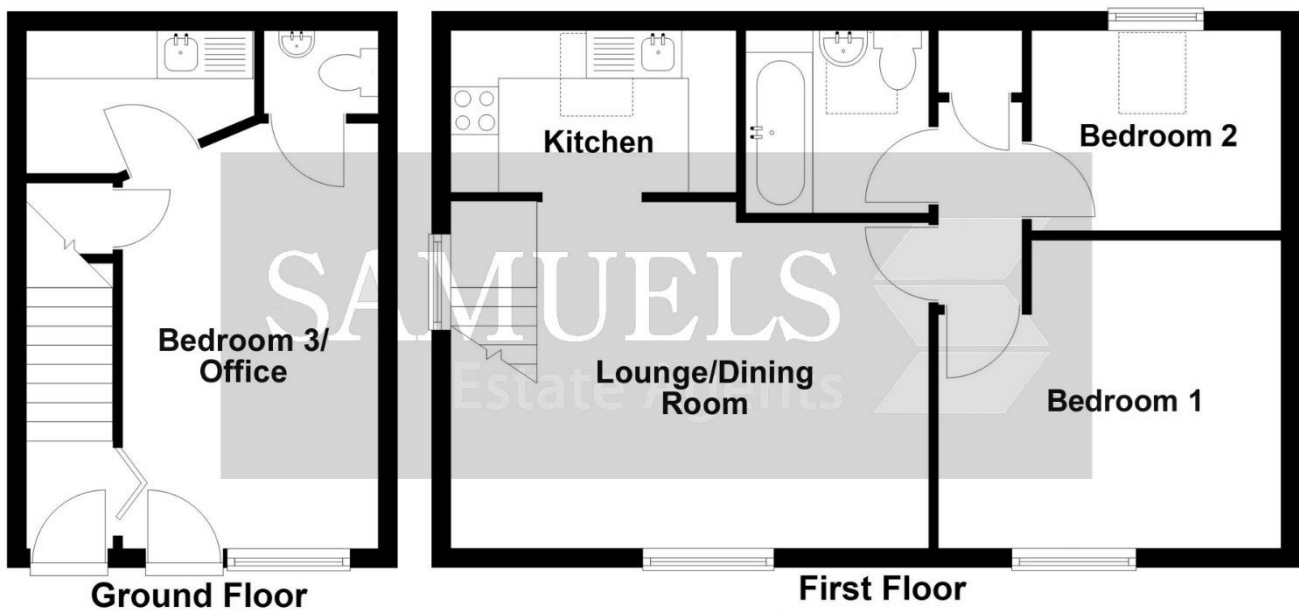
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0524/8645/AV**



Total area: approx. 67.0 sq. metres (721.0 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		