

ON HOLD



Pinhoe Road, Exeter
£349,950


MARTIN & CO



Pinhoe Road, Exeter

3 Bedrooms, 2 Bathroom

£349,950

- 3 Double Bedrooms
- Large Lounge/dining room
- Quality fitted kitchen with range cooker
- 4 Piece Quality bathroom suite

ENTRANCE HALL Varnished floorboards, stairs to the first floor and door through to :-

LOUNGE/DINING ROOM 24' 3" x 11' 6" (7.4m x 3.52m) Bright dual aspect room with double glazed windows to the front & rear. Varnished floorboards. Feature fireplace with wood burner. Built in under stairs storage. Picture rails. Two radiators

KITCHEN 12' 7" x 8' 9" (3.85m x 2.69m) Quality fitted kitchen with units at wall and base level under wooden work surfaces. Butlers sink. Fitted range cooker. Tiling to principal areas, space for all appliances. Door to the rear garden.

BEDROOM 2 15' 1" x 11' 1" (4.6m x 3.39m) Twin double glazed windows to the front. Radiator.

BEDROOM 3 12' 6" x 8' 9" (3.82m x 2.67m) Double glazed window to the rear overlooking the garden. Radiator.

FAMILY BATHROOM 4 Piece luxury suite comprising of a pedestal wash basin, low level w/c a shower cubicle and a free standing bath. Tiling to principal areas. frosted double glazed window to the rear.



MASTER BEDROOM 15' 5" x 9' 2" (4.7m x 2.8m)

Double glazed doors to a glazed Juliette balcony and further velux window. Range of quality fitted bedroom furniture and storage. Radiator.

ENSUITE 3 Piece suite comprising of a low level w/c, wall mounted wash basin and a shower cubicle. Velux window.

REAR GARDEN To the rear of the property is an established well tended garden. There is a raised timber deck patio which leads to a lawned area which is flanked with flower borders. There is rear pedestrian access and a good shed which has power and light.





%epcGraph_c_1_544%



Martin & Co Exeter

68 South Street • • Exeter • EX1 1EE

T: • E:

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.