



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£365,000 FREEHOLD



1 Whitebeam Close, Pinwood Meadow, Exeter, Devon, EX4 9JY

An extended and beautifully presented 4 bedroom detached family home situated in a popular cul-de-sac location, handy for amenities. The accommodation briefly comprises an entrance hall, cloakroom, living room, a quality re-fitted kitchen/dining room, 4 bedrooms, 3 of which are double bedrooms and 2 of which have en suites, as well as there being a family bathroom. There is a good size rear garden with large patio, lawn and shed. At the front of the property there is a double width bricked driveway as well as a garage. An early viewing is very much recommended to fully appreciate all on offer.



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Accommodation Comprising:

Covered entrance porch with outside lighting, leading to part obscured PVCu double glazed front door into:

Entrance Hall

Stairs rising to first floor, central heating thermostat, gas central heating radiator, under stairs storage cupboard, solid oak flooring. Doors to:

Cloakroom

Close coupled WC, pedestal wash hand basin with tiled surrounds, gas central heating radiator, tiled flooring and part tiled walls, obscured PVCu double glazed window to side aspect.

Living Room

3.84m x 4.39m (12'7" x 14'4")
PVCu double glazed window to front aspect, gas central heating radiator, solid oak flooring, coved ceiling, television aerial point, telephone point.



Re-Fitted Kitchen/Dining Room

8.02m x 3.1m (26'3" x 10'2")
Comprising an excellent range of quality, cream gloss fronted base cupboards, drawers and eye level units, also including a pull out larder cupboard, integrated Siemen double oven, space for American fridge/freezer, built-in Neff microwave. There is a central island with oak work surface and breakfast bar area, cupboards and drawers under, one with waste disposal bin, double bowl sink unit with spray mixer tap, induction hob with Neff single gas hob to side with stainless steel extractor hood over, built-in dishwasher. Down lighting, dimmer switches, 3 gas central heating radiators, central heating thermostat with underfloor heater, tall PVCu double glazed window, PVCu double glazed sliding doors opening to the garden.



First Floor Landing

Smoke alarm, linen cupboard, hatch to loft.

Bedroom 1

2.56m x 3.03m (8'4" x 9'11")
Fitted double wardrobe with mirror fronted sliding doors, deep sealed PVCu double glazed bay window to front aspect, gas central heating radiator, coved ceiling, dimmer switch.



En-Suite Bathroom

2.53m x 1.84m (8'3" x 6'0")
Contemporary suite with air bath, central taps and shower spray. Separate walk-in tiled shower enclosure with Monsoon shower head and a hand held shower. Double length wash basin with 'His and Hers tap', concealed WC, heated ladder style towel rail, spotlighting, obscured PVCu double glazed window to rear aspect, tiled walls incorporating fitted mirror and tiled flooring, shaver point, overhead storage.



Bedroom 2

3.93m x 3.39m (12'10" x 11'1")
Gas central heating radiator, deep sealed PVCu double glazed bay window, built-in wardrobe with mirror fronted doors, television aerial point.



En-Suite Shower Room

Comprising a tiled shower enclosure with monsoon shower head and separate hand held shower, sliding glazed screen. Pedestal wash hand basin, close coupled WC, tiled walls with fitted mirror, down lighting, tiled flooring.

Bedroom 3

3.92m x 2.65m (12'10" x 8'8")
PVCu double glazed window to rear aspect, gas central heating radiator, television aerial point, coved ceiling.

Bedroom 4

2.47m x 2.2m (8'1" x 7'2")
PVCu double glazed window to front aspect, telephone point, dimmer switch, gas central heating radiator.

Family Bathroom

2.46m x 1.68m (8'0" x 5'6")
Comprising a white suite of panelled bath with mixer shower over, curtain and rail, pedestal wash hand basin, close coupled WC, part tiled walls and tiled flooring, heated ladder style towel rail, down lighting, obscured PVCu double glazed window to rear aspect, extractor fan.



Outside

The property is approached via a double width brick driveway. There is an open plan front garden and a timber side gate leads to:

Rear Garden

The rear garden is enclosed with fencing and hedging and enjoys a good deal of privacy. There is a large patio immediately adjacent to the rear of property with extensive railway sleepers for seating area and raised flower borders. There is a covered storage area at one side and 3 steps lead to remainder of the garden which is laid to lawn. At the top of the garden is a WORKSHOP / covered area with power and lighting and a fold down table. Outside water tap.



Garage

2.63m x 5.5m (8'7" x 18'0")
With automatic roll up door, power and lighting, eaves storage, fuse box, plumbing for washing machine.

Directions

From our office proceed up Church Hill and turn left into Harrington Lane. Continue along the road which then leads to Beacon Heath and take your second right hand turning into Pinwood Meadow Drive, continue along this road and turn right into Whitebeam Close and the property can be found on the left hand side.

Council Tax Band

D

Area - Beacon Heath

Beacon Heath is on the north eastern edge of Exeter with excellent transport links including M5, A30 and the city centre. Beacon Heath benefits from having local shops, hair salon, pharmacy, public house and leisure centre. Schools for all ages are within easy reach and there are regular bus routes into Exeter.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	63

Property Misdemeanors Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.