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**DORMANS**  
INDEPENDENT ESTATE AGENTS

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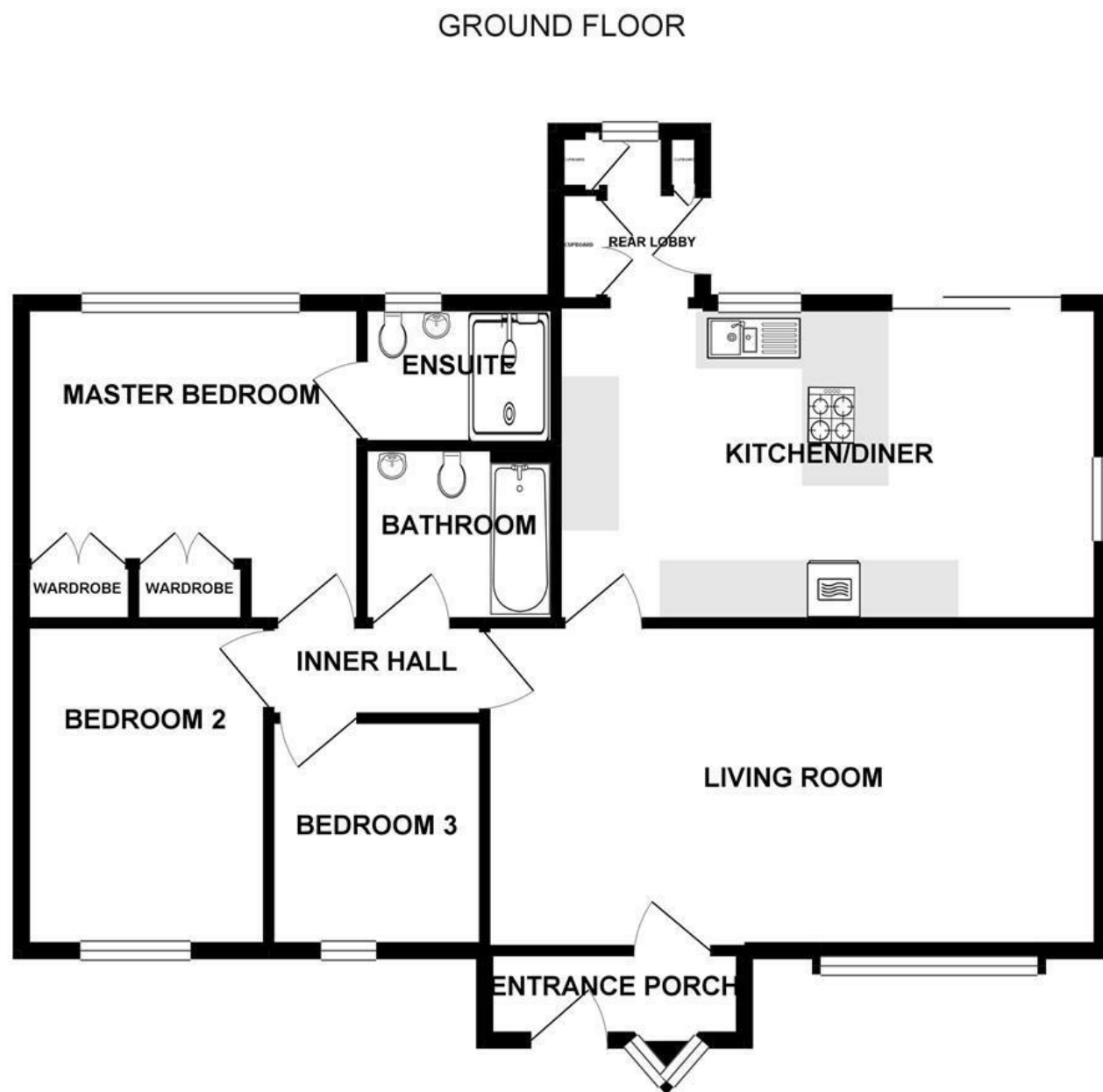
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**£345,000** FREEHOLD



**11 Ross Close, Pinhoe, Exeter, Devon, EX1 3UE**

An opportunity to purchase this lovely and very well presented detached three bedroom bungalow situated in the popular location of Pinhoe. The accommodation briefly comprises entrance hall, living room, kitchen/dining room, rear lobby, three bedrooms, master with an en-suite shower room and separate family bathroom. Outside there is a driveway providing off road parking which leads to the garage. At the rear of the property is an enclosed garden. An internal viewing is highly recommended.



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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Accommodation Comprising

Obscured PVCu double glazed wood effect front door into

Entrance Hall

PVCu double glazed oriel window to the front aspect, gas central heating radiator and door to:

Living Room

6.48m x 3.41m (21'3" x 11'2")

PVCu double glazed oriel window to the front aspect, two gas central heating radiator, telephone and television points. Door to kitchen and inner hallway.



Kitchen/Dining Room

5.73m x 3.38m

PVCu double glazed window to the rear aspect, sliding PVCu double glazed patio doors to rear garden and contemporary gas central heating radiator. The kitchen is fitted with a range of shaker style base cupboards, drawers and eye level units. Display cabinet with lighting and under cabinet with lighting. Electric oven and grill with integral micro wave oven. Four ring gas hob with extractor hood over. Integral dishwasher, one and a half bowl stainless sink unit with mixer tap. Gas central heating radiator.



Rear Lobby

With matching shaker style integral fridge/freezer, washing machine and tumble dryer. Pull out storage area. Cupboard

housing the Worcester Bosch gas boiler serving domestic hot water and central heating. PVCu double glazed window to the rear garden and further PVCu double glazed door to the rear garden

Inner Hallway

Gas central heating radiator, hatch to roof space, spot lighting and doors to:

Master Bedroom

3.55m x 3.37m (11'7" x 11'0")

PVCu double glazed window to the rear aspect, gas central heating radiator, built-in wardrobes with hanging rail and shelving. Door to:



En-Suite Shower Room

With obscured PVCu double glazed window to the rear aspect. The en-suite is fitted with a glazed shower cubicle, shower inset and tiled surrounds. Close coupled W.C. and wash hand basin with tiled surrounds and cupboard space below. Spot lighting and extractor fan. Heated towel rail, underfloor heating and wall mounted mirrored medicine cabinet.

Bedroom 2

3.42m x 2.60m (11'2" x 8'6")

PVCu double glazed window to the front aspect and gas central heating radiator.



Bedroom 3/ Study

2.44m x 2.26m (8'0" x 7'4")

PVCu double glazed window to the front aspect and gas central heating radiator.

Bathroom

2.02m x 1.80m

Fitted with a panelled bath, tiled surrounds, chrome style mixer tap and Mira shower over. Close coupled W.C. and wash hand basin with cupboard space below. Heated towel rail, tall storage cupboard, extractor fan and spot lighting



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Front Garden

The front of the property has a well maintained level lawn garden with a range of mature plants, shrubs and trees. A driveway provides ample parking and leads to the garage. A wooden gate provides side access and leads to the rear garden

Rear Garden

A good sized paved pathway and large patio. Good sized lawn, outside lighting and tap. Vegetable plot area, side storage, wooden garden shed and the garden is enclosed with timber fencing. Further corner patio with wooden pergola and seating area.

Garage

5.34m x 2.52m (17'6" x 8'3")

Power assisted up and over door. Eaves storage space, power and lighting. PVCu double glazed door and side window to the rear aspect

Area - Pinhoe

Pinhoe is on the North Eastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Pinhoe benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.

Council Tax

E

Directions

From Dormans Office in Pinhoe, proceed down Langaton Lane and at the bottom of the road turn left. Continue along this road and at the end turn left into Pinn Valley Road. Take the first right hand turning into Ross Close and the property can be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**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.