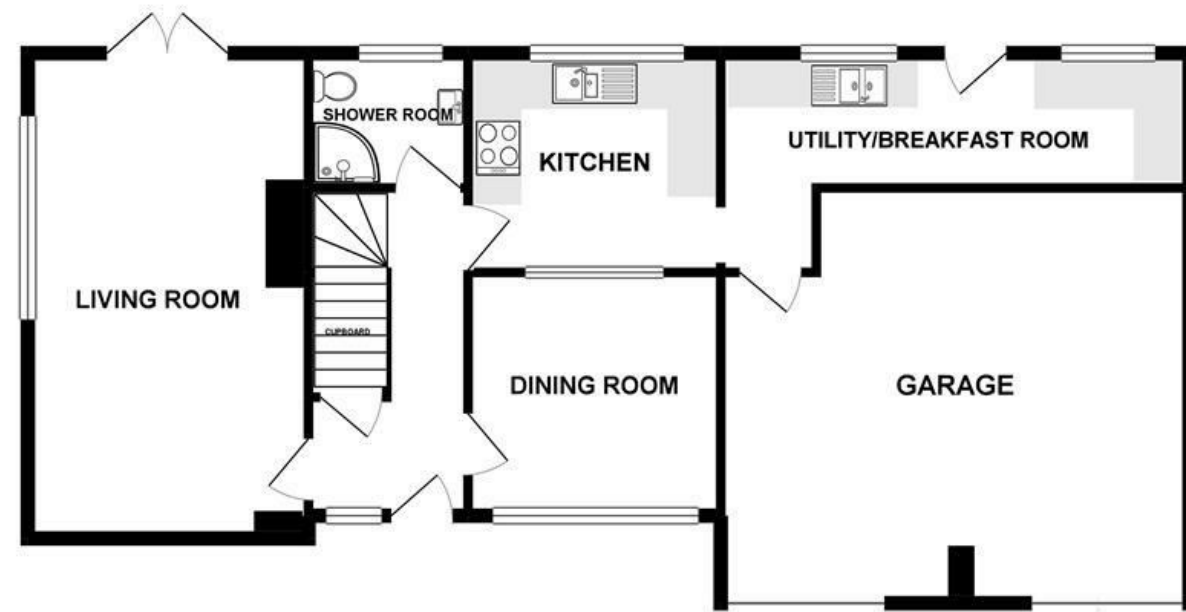
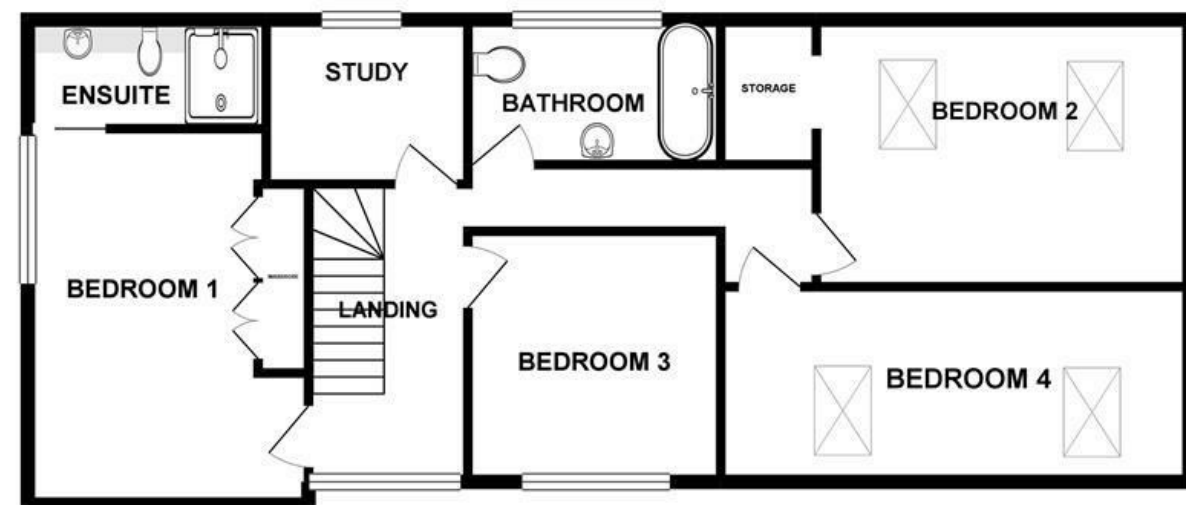




GROUND FLOOR



1ST FLOOR



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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£450,000 FREEHOLD



1 Broadparks Avenue, Pinhoe, Exeter, Devon, EX4 9ET

An opportunity to purchase this very well presented detached family home situated in the sought after location of Pinhoe and very handy for the local amenities. The accommodation briefly comprises an entrance hall, living room, dining room, kitchen, utility room/breakfast room, downstairs shower room, four first floor double bedrooms, study, master bedroom with an en-suite shower room and luxury family bathroom. The property is situated on a beautifully well maintained corner plot garden with well established shrubs, trees and plants. There is a double garage and off road parking. There is the possibility of converting part the property to also include an annexe, subject to the usual planning consents. An internal viewing is highly recommended.

Accommodation Comprising:

Covered entrance with external lighting, part obscured double glazed front door into:

Entrance Hall

Gas central heating radiator, under stairs storage cupboard housing the electric meter and fuse box, wooden panelled flooring, smoke alarm, doors to:

Living Room

5.99m x 3.47m (19'7" x 11'4")

Feature living flame gas fire, two gas central heating radiators, PVCu double glazed window to side aspect, PVCu double glazed French doors leading onto the rear decking, television aerial point.



Dining Room

3m x 3.14m (9'10" x 10'3")

PVCu double glazed window to the front aspect, gas central heating radiator, large glazed pass area with lighting to the kitchen.



Shower Room

1.66m x 1.87m (5'5" x 6'1")

Comprising a tiled shower enclosure with Mira Excel electric shower, vanity unit with wash hand basin, tiled splash back, W.C., tiled flooring, obscured PVCu double glazed window to the rear aspect, feature wall inset with light, tall chrome ladder style heated towel radiator, Worcester gas boiler supplying domestic hot water and central heating, shelving below.

Kitchen

2.71m x 3.13m (8'10" x 10'3")

Comprising a range of cream fronted base cupboards, drawers and eye level units, roll edged work surfaces with matching up stand, built-in electric Hotpoint oven with induction hob over and extractor hood above, space for fridge, two open corner display units, PVCu double glazed window to rear aspect, enjoying a delightful outlook over the garden, ladder style heated towel radiator. Archway through to:



Utility Room

2.61m x 5.75m (8'6" x 18'10")

Comprising a circular stainless steel sink unit with stainless steel drainer, range of cream fronted base cupboards, drawers and eye level units, roll edged work surfaces with matching up stand, space and plumbing for washing machine and dryer, breakfast bar, gas central heating radiator, spotlighting, two PVCu double glazed windows to rear aspect, PVCu double glazed door to rear garden.

First Floor Landing

Hatch to loft space, PVCu double glazed window to the front aspect, gas central heating radiator.

Bedroom 1

4.65m x 3.46m (15'3" x 11'4")

Fitted with a good range of wardrobes/drawers, (further bedroom furniture available via separate negotiation), gas central heating radiator, television point, PVCu double glazed window to side aspect, sliding door leading to:



En-Suite Shower Room

1.18m x 2.95m (3'10" x 9'8")

Comprising a tiled shower enclosure with electric shower and glazed screen door, extractor fan, vanity unit with wash hand basin, drawers and cupboards below, marble effect work tops, tiled splash back with mirror and light, W.C., feature alcoves with lighting and bottled glass wall feature, chrome ladder style heated towel radiator.

Bedroom 2

3.29m x 4.48m (10'9" x 14'8")

PVCu double glazed window to front aspect, gas central heating radiator, coved ceiling.

Bedroom 3

3m x 3.14m (9'10" x 10'3")

With some restricted head room, two Velux double glazed windows to rear aspect, gas central hating radiator, down lighting, good size storage recess.

Bedroom 4

2.02m x 5.76m (6'7" x 18'10")

Two double glazed Velux windows to the front aspect, storage in the eaves, gas central heating radiator, two wall light points.

Study

1.65m x 2.46m (5'4" x 8'0")

Obscured PVCu double glazed window to rear aspect, a range of fitted units, gas central heating radiator, telephone point.

Family Bathroom

1.75m x 3.13m (5'8" x 10'3")

Comprising a white suite of Jacuzzi style bath with central tap, pedestal wash hand basin, W.C., tiled walls with large mirror, mirror fronted medicine cabinet with light, spotlighting, chrome ladder style heated towel radiator, PVCu double glazed window to rear aspect.

Front Garden

The front garden is laid to lawn with attractive shrub and flower borders and an area to one end laid to gravel, with a door giving access to the rear garden. There is also outside lighting in five places. A pathway leads up to the front door and a double width block paved driveway leads to:

Double Garage

5.13m (maximum) x 5.80m (16'9" (maximum) x 19'0")

With two up and over doors, power and lighting, work bench, wall units and a good range of shelving.

Side Garden

There is an enclosed side garden mainly laid to lawn with an abundance of attractive plants and shrubs, feature timber security gates lead to:

Rear Garden

The rear garden has been attractively landscaped, enjoys a good degree of privacy and is a lovely feature of the property. There is a good size level lawn with dwarf brick retaining wall, a wooden decking area with timber balustrading and lighting and a patio. There are numerous plants, shrubs and trees and raised flower beds and borders. Also an outside water tap and security lighting. At the top end of the garden there is a raised gravelled area, ideal for sitting out and a gate gives access to an area ideal for garden refuse. At one side of the garden there is a potting shed, with useful storage area behind with power and lighting.



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 Band

E

Directions

From Dormans office in Pinhoe, proceed up Church Hill and take the first turning right turning into Danesway, continue around the corner into Broadparks Avenue and the property can be found on the left hand side.

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	

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	

Property Misdescriptions 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.