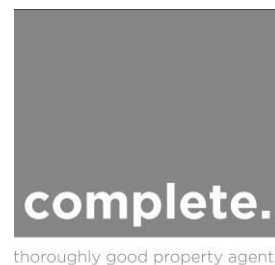




A detached family home situated in the Pinhoe area of Exeter with three bedrooms, a garage and gardens.

16 Holland Drive | Exeter | EX1 3BL





PROPERTY TYPE
Detached house



SIZE
1,157 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
District heating system



PARKING
Garage and off road parking



OUTSIDE SPACE
Front and rear gardens



EPC RATING
82



COUNCIL TAX BAND
TBC



in a nutshell...

- Three Double Bedrooms
- Spacious kitchen/Dining Room
- Living Room With Bay Window
- Master Bedroom En-Suite
- Southeast Facing Rear Garden
- Driveway and Garage
- Close to Local Shops and Schools
- Must See Property
- Vendor has found onward purchase





the details...

A modern, detached family home with three bedrooms, a garage and enclosed rear garden and an ample parking on a recent development in the Pinhoe area of Exeter.

A tarmac driveway provides parking for a least three cars beside the front garden with a neat lawn and beds of wood-chip with hardy shrubs and a small tree, and a path leads to the entrance sheltered beneath a storm porch.

Inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming. The entrance hallway has a durable and attractive grey oak-effect vinyl floor, a carpeted staircase rising to the first floor with a convenient ground-floor cloakroom beneath containing a WC and basin.

The vinyl flooring continues into a fabulous kitchen/dining room, which is filled with light from French doors and windows to the garden. The kitchen is modern and elegant with granite-effect worktops, and an extensive range of gloss-grey fitted units with matching wall-cabinets, providing ample cupboard space, complete with under-cabinet LED feature lighting. There is a built-in fan-oven, a separate ceramic hob with a glass splashback and stainless-steel extractor hood above, an integrated fridge/freezer and dishwasher, and plenty of floor space for six places around a table, perfect for any occasion. A utility area to the side has worktops and storage units together with space and plumbing for a washing machine and tumble drier, and the heat exchanger for the district central heating and hot water is hidden within a matching wall-cabinet.

The living room is spacious and filled with light from a wide bay window to the front, and has plush carpet underfoot making it feel cosy despite its generous proportions.

Upstairs, the master bedroom is a good sized double, carpeted and with plenty of light from a window to the front. It has a fitted wardrobe with sliding mirror doors and an en suite shower room which has a vinyl floor and contains a shower enclosure, a basin, a WC, a heated towel rail and a large mirror. There are two further light and airy bedrooms, a double that has a fitted wardrobe with sliding mirror doors, and a single with a window to the rear. The family bathroom has a vinyl floor and part-tiled walls, containing a bath with a shower and glass screen above, a WC, a basin, a heated towel rail, a wall mirror and recessed LED spotlights, and the landing has a built in cupboard. A hatch in the ceiling provides access to the loft space where there is plenty of additional light storage.

Outside, the southeast facing rear garden is a decent-size and enjoys plenty of sunshine, and is fully-enclosed making it safe for both children and pets. There is an area of paving and a level lawn, making a lovely venue for entertaining, be it a barbecue or alfresco dining. A gate at the side leads to the driveway in front of the single garage which has an up and over door and plenty of storage above in the rafters.



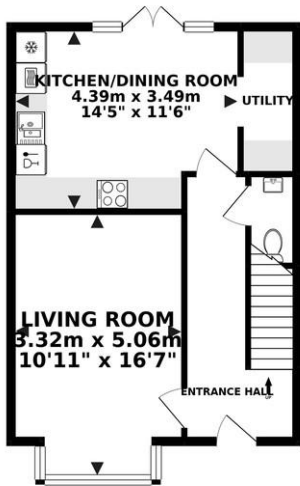
what the owner loves most...

“Spending time in the rear garden, on a sunny day”.

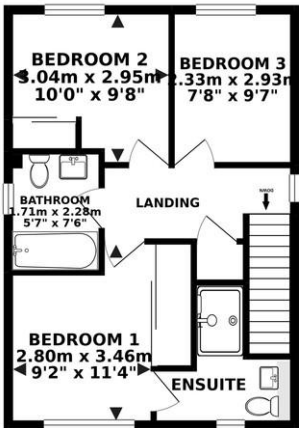


the floorplan...

GROUND FLOOR 63.88 sq. m.
(687.62 sq. ft.)



1ST FLOOR 43.63 sq. m.
(469.63 sq. ft.)



TOTAL FLOOR AREA : 107.51 sq. m. (1157.25 sq. ft.) approx.

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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bear in mind...

This property offers spacious and versatile accommodation, ideal for a growing family.

the location...

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.

Shopping

Late night pint of milk: Co-op 0.1 mile
Supermarket: Aldi 1 mile
Exeter: 4 miles

Relaxing

Beach: Exmouth 10.6 miles
Wonford Sports Centre: 3 miles
Station Road, playing fields/playground: 0.6 mile

Travel

Main travel link: M5 2.1 miles
Train station: Pinhoe 0.5 mile
Airport: Exeter 3.8 miles

Schools

Pinhoe Primary School 0.6 mile
Ellen Tinkham School: 1.4 miles
Exeter School: 3.4 miles
St Luke's Science and Sports College: 1.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 3BL**

how to get there...

From Pinhoe train station, turn left onto Station Road. At the roundabout take the third exit onto Main Road (B3181). Proceed for approx. half a mile and turn right. Turn left onto Holland Drive where you will find the property.





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