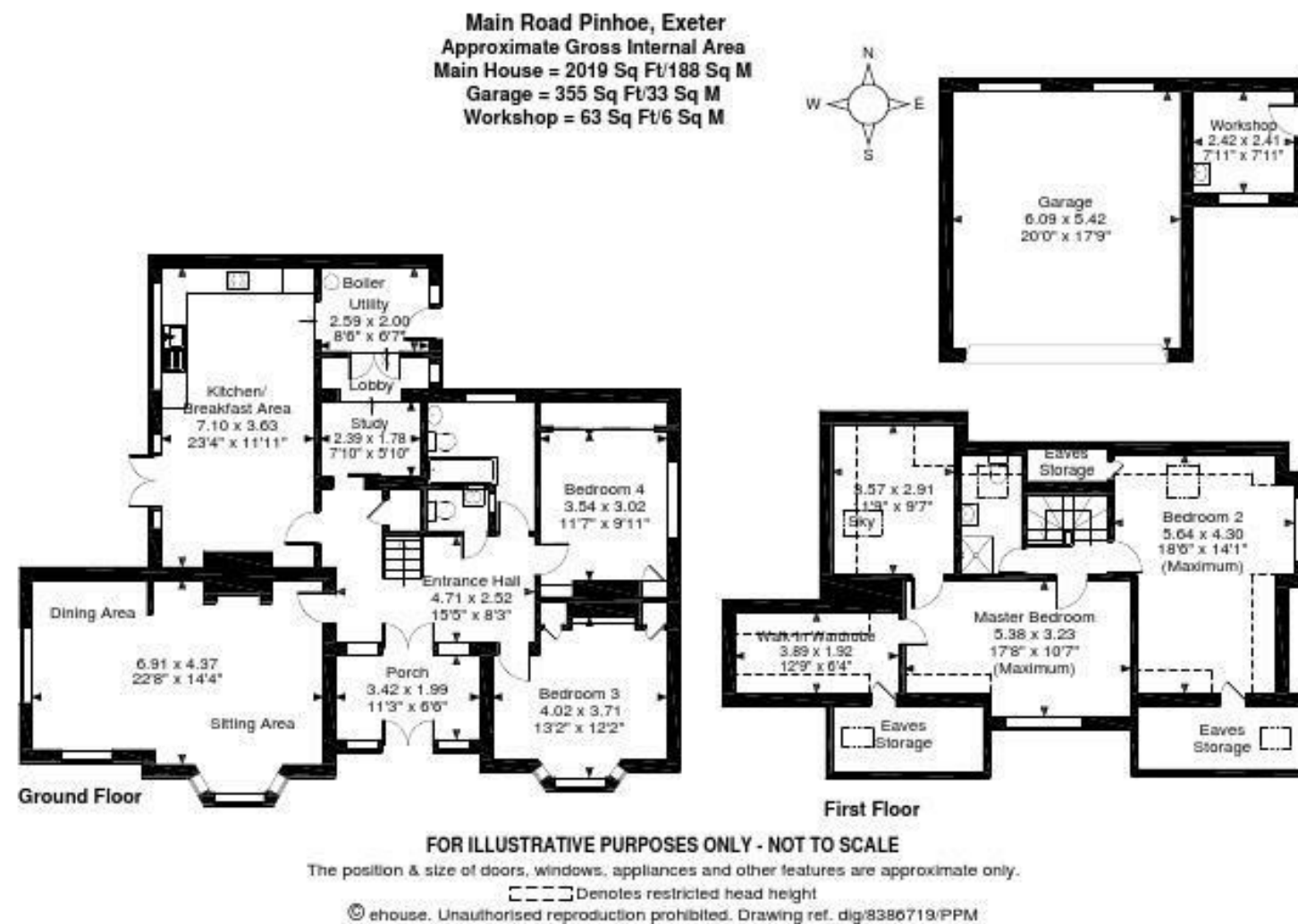


£600,000 FREEHOLD



Montreux Main Road, Pinhoe, Exeter, Devon, EX4 9HD

£600,000 - £625,000. Montreux is a spacious and tastefully modernised bay fronted dormer bungalow set in an extensive plot which includes a productive orchard. There is a spacious living/dining room, fitted kitchen/breakfast room, study, utility, downstairs bathroom and two bedrooms. The first floor has 2 further bedrooms, a shower room and potential for en-suite. The gardens have many lawns and seating areas to fully enjoy the sunshine throughout the day and there is also a long private driveway, ample parking and a detached double garage and workshop. There are excellent views over the city towards Haldon hills and the Exe estuary. The property is accessed from a private road used by a handful of detached houses and offers an air of exclusivity within easy reach of the city.



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DORMANS
INDEPENDENT ESTATE AGENTS

ENTRANCE PORCH

A particularly impressive area with space for seating and feature arched window with stained glass.

RECEPTION HALL

With French doors and contemporary oak and glass staircase to the first floor.

LIVING/DINING ROOM

A bright dual aspect room with bay window and feature fireplace.



KITCHEN/BREAKFAST ROOM

A spacious room with French doors opening onto the garden and mple space for a dining table. The kitchen has a large range of gloss white units and appliances including refrigerated drawers



UTILITY

With door to rear garden and door to study.

STUDY

Accessed via a lobby from the utility and also via the reception hall.

BATHROOM

Fitted with a white bathroom suite with bath, shower and glazed screen. Vanity unity and WC. Window to rear.

BEDROOM 3

With bay window overlooking the garden built-in wardrobes.

BEDROOM 4

With window to side and range of built-in wardrobes.

DOWNSTAIRS WC

Fitted with a W.C. and wash hand basin.

FIRST FLOOR LANDING

With oak and glass balustrade.

MASTER BEDROOM

Offering excellent elevated views across Exeter towards Haldon hills and the Exe estuary in the distance. There is a walk-in wardrobe and potential for En-suite bathroom via an adjoining room. Eaves storage.



BEDROOM 2

With window to side aspect and adjoining room offering more potential.



SHOWER ROOM

Beautifully fitted with a shower cubicle, vanity unit with counter top sink, WC and Velux window.



OUTSIDE

The fantastic gardens are approached via a private road with access to a select number of detached properties. The private driveway to Montreux continues and widens to the left of the property and has ample parking and access to the detached double garage and workshop/studio. The mature and well stocked gardens have been thoughtfully designed and landscaped to provide sunlit areas throughout the day. There are patio areas, decked seating area and a productive orchard with a variety of apples. Further wooden shed and greenhouse.



Council Tax

G

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