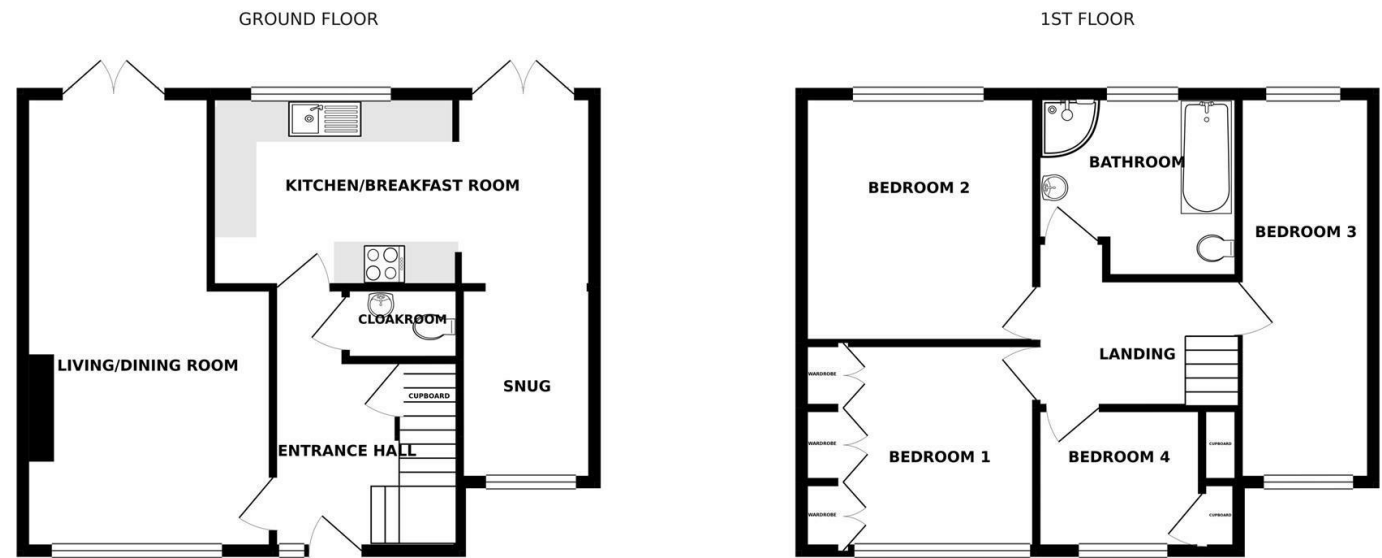




**£390,000** **FREEHOLD**



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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**37b Park Lane, Pinhoe, Exeter, Devon, EX4 9HL**

A lovely bright and spacious family home offering flexible living accommodation and situated in a sought after location of Pinhoe. The accommodation briefly comprises an entrance hall, downstairs cloakroom, living/dining room, spacious kitchen/breakfast room, snug, four bedrooms and a family bathroom. Outside there is a driveway providing ample off road parking for numerous vehicles and a low maintenance enclosed rear garden. An internal viewing is highly recommended.





37b Park Lane, Pinhoe, Exeter, Devon, EX4 9HL

£390,000 FREEHOLD

**Accommodation Comprising:**

Obscured PVCu double glazed front door and side window into:

**Entrance Hall**

Wood effect flooring, stairs to the first floor landing with wooden balustrade, under stairs storage cupboard, gas central heating radiator and doors to:

**Downstairs Cloakroom**

Fitted with a close coupled W.C., wash hand basin with tiled splash back, wood panelling, gas central heating radiator, tiled effect flooring, extractor fan and recessed cupboard.

**Spacious 'L' Shaped Kitchen/Breakfast Room**

5.57m x 2.70m (18'3" x 8'10")

Fitted with a range of white gloss fronted base cupboards, drawers and eye level units. Roll edged granite style worksurface with tiled surrounds. Stainless steel single bowl sink unit with tap. Space and plumbing for washing machine and dishwasher. Integral electric double oven and grill. Induction hob with extractor hood, PVCu double glazed window to the rear aspect. Tiled flooring, gas central heating radiator, PVCu double glazed French doors to the rear garden. Television aerial point and opening through to:



**Snug/ Sitting Room**

2.81m x 1.94m (9'2" x 6'4")

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

**Spacious Living/ Dining Room**

6.61m x 3.98m (narrowing to 3.17m) (21'8" x 13'0" (narrowing to 10'4"))

A bright and spacious room with PVCu double glazed window to the front aspect, PVCu double glazed French doors with side windows opening onto the rear garden. Two gas central heating radiators. Television and telephone points. Feature marble style fireplace with wooden mantel and flame effect fire.



**First Floor Landing**

Hatch to roof space with boarding and pull down ladder. Doors to:

**Bedroom 1**

3.78m x 2.90m (plus built-in wardrobes) (12'4" x 9'6" (plus built-in wardrobes))

PVCu double glazed window to the front aspect, gas central heating radiator, television aerial point, three double built-in wardrobes with hanging rail and shelving.



**Bedroom 2**

2.72m x 3.62m (8'11" x 11'10")

PVCu double glazed window to the rear aspect, television aerial point and gas central heating radiator.



**Bedroom 3**

5.66m x 1.97m (18'6" x 6'5")

PVCu double glazed window to the front and rear aspect. Television aerial point. Two gas central heating radiators. Hatch with loft ladder to floored storage room with velux window, gas central heating radiator and television point.

**Bedroom 4**

2.79m x 2.07m (9'1" x 6'9")

PVCu double glazed window to the front aspect, gas central heating radiator, built-in storage cupboard.

**Bathroom**

2.92m (maximum) x 2.72m (maximum) (9'6" (maximum) x 8'11" (maximum))

Obscured PVCu double glazed window to the rear aspect and tiled flooring. Fitted with a white suite comprising a panelled bath with chrome style mixer tap and shower attachment with tiled surrounds. Glazed shower cubicle with mixer shower inset with tiled surrounds. Pedestal wash hand basin with tiled surrounds. Close coupled W.C., heated towel rail, gas central heating radiator and two extractor fans.

**Front Garden**

The front of the property is approached via a tarmac driveway providing ample off road parking for numerous vehicles. Well maintained front garden area.

**Rear Garden**

The rear garden enjoys a good degree of privacy and a very pleasant south westerly aspect. Patio area and timber decking with well maintained garden lawn. Further large patio at the rear of the garden with two timber storage sheds and a greenhouse. Outside lighting and outside tap.



**Area - Pinhoe**

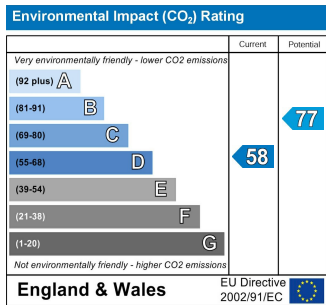
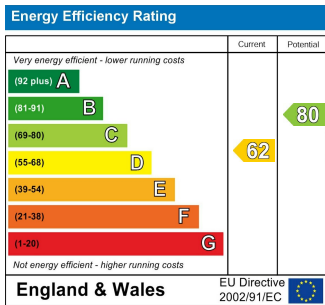
Pinhoe is on the North Eastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Pinhoe benefits from local shops,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

**Council Tax**

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**Directions**

From the mini roundabout outside Dormans office turn into Main Road towards Broadclyst. Take the second turning on the left into Park Lane, continue along this road and the property can be found on the left hand side.



**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.