

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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**£369,950** FREEHOLD



### The Oaks, 33 Pinn Hill, Pinhoe, Exeter, Devon, EX1 3TH

A beautifully presented and highly specified brand new detached four bedroom family home with NHBC warranty. The accommodation briefly comprises an entrance hall, downstairs cloakroom, dual aspect living room, bright and spacious 'L' shaped kitchen/Dining/ family room, utility room, four bedrooms, master bedroom with en-suite shower room and luxury four suite family bathroom with freestanding bath. Outside there is ample off road parking and lawned gardens. Internal viewing is highly recommended. No onward chain.



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Accommodation Comprising:

Entrance canopy, composite double glazed front door into:

Entrance Hall

Oak staircase and balustrade, tiled flooring, smoke alarm, underfloor heating, under stairs storage cupboard, oak skirting and oak door through to:

Downstairs Cloakroom

Close coupled W.C., extractor fan, vanity unit with wash hand basin, tiled flooring, underfloor heating, cupboard space below, oak skirting and spot lighting.

Living Room

4.00m x 3.74m (13'1" x 12'3")

A bright dual aspect room with PVCu double glazed windows the side and front aspects. Underfloor heating, television aerial point, oak skirting and gas wood burner with slate hearth.



'L' Shaped Kitchen/ Dining / Family Room

5.61m (maximum) x 5.44m (maximum) (18'4" (maximum) x 17'10" (maximum))

The kitchen area is fitted with a range of high gloss base cupboards, deep storage drawers and eye level units. Integral dishwasher and fridge/freezer. An impressive Smeg five ring gas Range cooker with stainless steel extractor hood and glass splash back. Quartz work surface with matching upstand. Franke one and a half bowl sink unit with integral drainer. Integral wine rack, breakfast bar and spot lighting. Bi folding doors opening onto the rear patio, PVCu double glazed windows to the front, side and rear aspects allowing a wealth of light to enter the property. Tiled flooring, underfloor heating and oak skirting. Oak door through to:



Utility Room

3.74m x 1.45m (12'3" x 4'9")

PVCu double glazed door and side window to the rear garden. Washing machine and tumble dryer. Single bowl sink unit with mixer tap. A range of high gloss grey base cupboards and storage cupboards. Extractor fan and spot lighting. Tiled flooring and underfloor heating.

First Floor Landing

Smoke alarm and oak doors through to:

Master Bedroom

3.32m x 3.01m (plus door recess) (10'10" x 9'10" (plus door recess))

PVCu double glazed window to the front aspect, underfloor heating, television aerial point, built-in double wardrobe with sliding oak doors, hatch to boarded roof space offering good storage with pull down ladder, also housing the Ideal gas boiler serving domestic hot water and central heating, power and lighting. Oak door to:

En-Suite Shower Room

2.25m (maximum) x 2.13m (maximum) (7'4" (maximum) x 6'11" (maximum))

Large walk-in shower enclosure with mixer shower with Monsoon shower head and further hand held shower attachment. Contemporary tiled walls, built-in vanity unit with wash hand basin, mixer tap and drawers below. Obscured PVCu double glazed window to the rear aspect, spotlighting, underfloor heating, extractor fan, heated towel rail.

Bedroom 2

3.01m x 2.31m (9'10" x 7'6")

PVCu double glazed window to the front aspect, underfloor heating, television aerial point and built-in wardrobe with oak sliding door.

Bedroom 3

3.01m x 2.31m (9'10" x 7'6")

PVCu double glazed window to the rear aspect, underfloor heating, television aerial point and built-in wardrobe with oak sliding door.

Bedroom 4

3.07m x 2.16m (10'0" x 7'1")

PVCu double glazed window to the rear aspect, underfloor heating, double wardrobe with sliding oak doors. Television aerial point.

Family Bathroom

2.75m x 2.04m (9'0" x 6'8")

Obscured PVCu double glazed window to the front aspect. The bathroom is beautifully fitted with a freestanding bath with chrome central up stand tap with shower attachment. Seperate glazed shower cubicle with mixer shower with monsoon head and hand held shower attachment. Vanity unit with wash hand basin with mixer tap and drawers below. Close coupled W.C., contemporary tiled walls and flooring. Underfloor heating, heated towel rail, spot lighting and extractor fan.



Front Garden

Pathway leading to the front door, block paved driveway providing ample parking.

Rear Garden

Lawn garden to the side of the property continuing to the rear of the property. Paved patio, further garden lawn, gravelled pathway and hard standing area with wooden garden shed with lighting and power. Outside tap, lighting and power point.



DORMANS  
INDEPENDENT ESTATE AGENTS

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

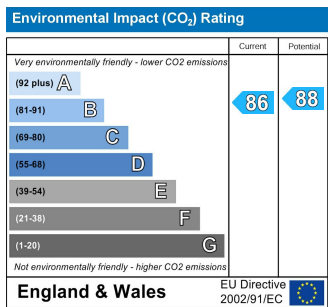
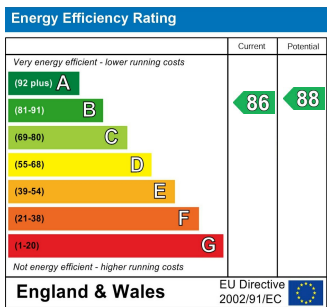
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Directions

From our office proceed along Main Road, in the direction of West Clyst. The property can be found a little way along on the left hand side.

Agents Notes

The property benefits from an NHBC certificate, underfloor heating and solar panels. Fully carpeted and tiled floorings.



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.