

**Guide Price £399,950**  
**1 Pine View Close, Exmouth, EX8 4ER**



- Well Presented Detached House • Popular Cul-De-Sac Location • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living/Dining Room • Modern Fitted Kitchen
- 3 Bedrooms, Modern Fitted Shower Room • Generous Corner Plot Gardens
- Garage & Block Paved Driveway



## Ground Floor

Step up to uPVC double glazed front entrance door, beneath storm porch, with outside lighting leading to:

### Entrance Porch

Window to side. Personal door to garage. Door leading to:

### Living / Dining Room 23'2" (7.06m) x 10'11" (3.33m)

Dual aspect having window to front and uPVC double glazed French doors leading to the rear garden. 2 Radiators. Coved ceiling. The display cabinets with glazed doors and integrated lighting is included within the sale price. Doors leading to kitchen and:

### Inner Hallway

Stair case rising to first floor. Radiator. Door leading to:

### Cloakroom

White suite comprising low level WC and wall mounted wash hand basin. Tiled splash backs. Extractor fan. Vinyl flooring.

### Kitchen 10'6" (3.2m) x 7'9" (2.36m)

uPVC double glazed external door leading to rear garden, window adjacent. Good range of modern cupboard and drawer storage units with under wall unit lighting, roll edged work surfaces and matching up stands. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring Induction hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher and microwave. Space for a free standing fridge / freezer etc. Electric plinth heater. Concealed, wall mounted, gas fired combi boiler supplying the central heating and domestic hot water. Laminate flooring.

## First Floor

### Landing

Window to side. Radiator. Access to insulated loft space that has a light connected. Smoke alarm. Coved ceiling. Radiator. Doors leading to:

### Bedroom 1 11'9" (3.58m) x 10'8" (3.25m)

Window to front. Range of fitted wardrobes to 1 wall. Radiator.

### Bedroom 2 11'2" (3.4m) x 10'8" (3.25m)

Window to rear. Radiator.

### Bedroom 3 8'8" (2.64m) x 8'6" (2.59m)

Window to front. Radiator. Coved ceiling. Bookshelves included within the sale price.

### Shower Room 8'3" (2.51m) x 7'10" (2.39m) Max

A dual aspect room that has obscure glazed windows to rear and side. Modern fitted white suite comprising of a good size walk in, low profile, shower with splash screen and a thermostatically controlled shower unit. Low level WC. Pedestal wash hand basin. Fully tiled walls and floor with under floor heating. Heated towel rail. Shaver socket. Wall mounted mirror. Extractor fan. Inset ceiling lights.



### Externally

The reasonably level, corner plot gardens are a feature of this property. To the front and side, they are laid mainly to lawn with an evergreen hedge screen. An attractive block paved driveway provides off road parking for 2 vehicles, side by side, and leads to:

### Garage 17'1" (5.21m) x 8'8" (2.64m)

Up and over door to front. Personal door to side. Space and plumbing for washing machine. Wall mounted electric trip switch fuse box. Gas meter. Power and light connected. The shelving in situ is included in the sale price.

### Rear Garden

The easy to maintain and enclosed rear garden has patio areas that are ideal for outdoor dining and sitting during the fine weather. The remainder of the garden is then laid to shingle. Timber fence and brick wall boundaries. Outside water tap. Electric meter cupboard. Outside lighting. Timber garden shed. Front pedestrian access to side of property via timber garden gate. The property does have scope to extend to side/rear - subject to the usual planning consents.



### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band D

### Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

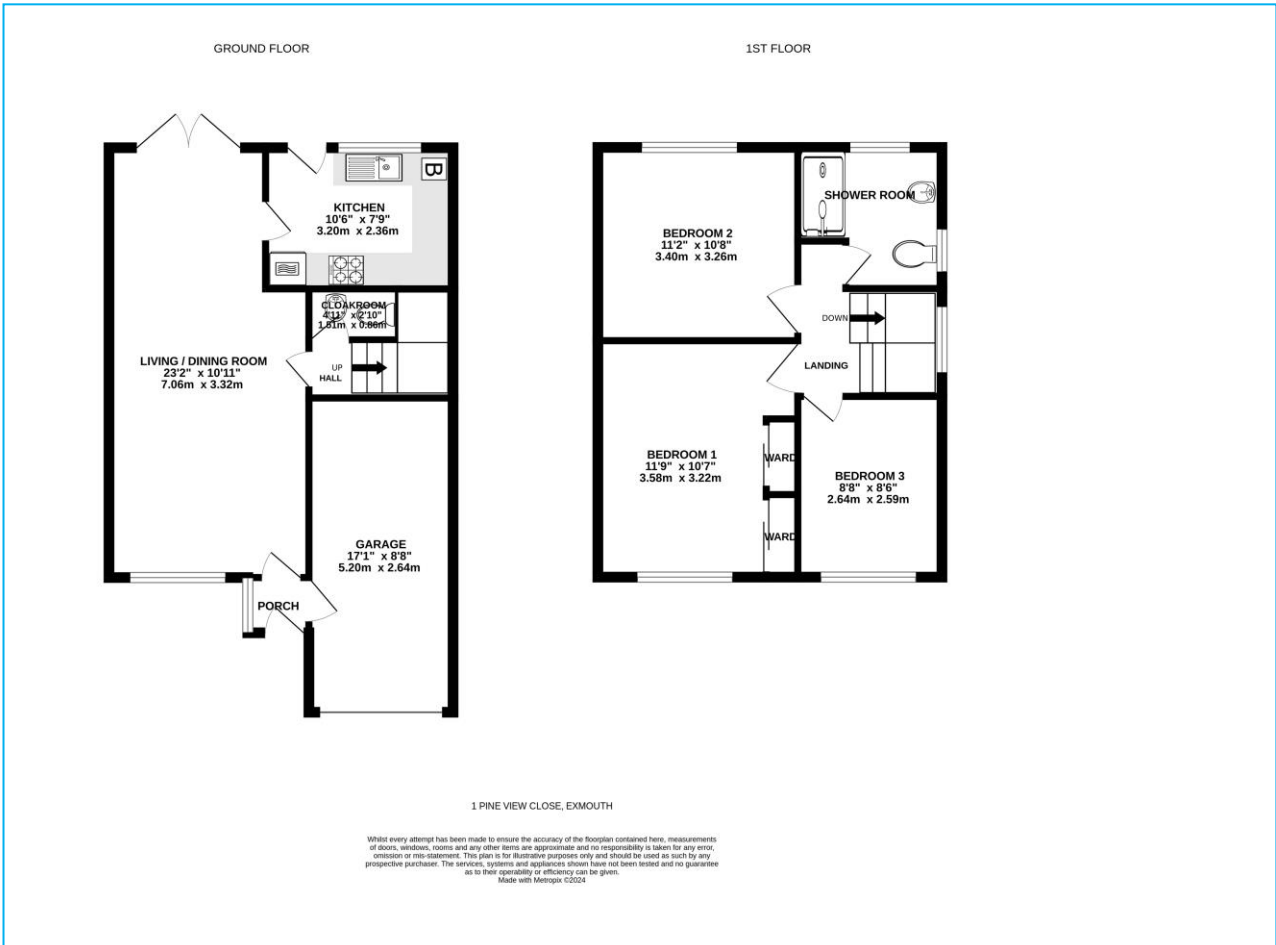
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### Agents Notes

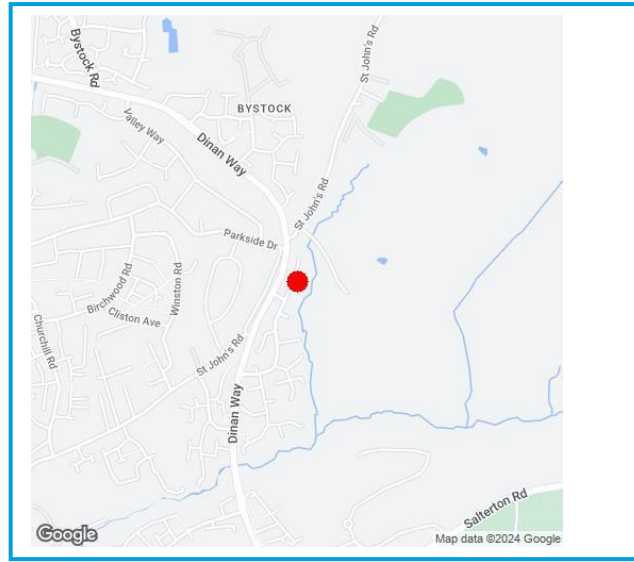
Please note, these are draft particulars and they are awaiting vendors verification





**Directions**  
From our prominent Town Centre office, proceed up Rolle Street turning left at the mini roundabout along Salterton Road. After passing Tesco and Lidl on the left, and at the traffic lights, turn left onto Dinan Way. Take the 4th turning right into Meadow View Road and left at the end of the road. The property will be found on the left hand side.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.