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11 Causey Gardens, Pinhoe, Exeter, EX1 3SR

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Asking Price £425,000

Nestled in the desirable Causey Gardens area of Exeter, this charming detached chalet bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 1,227 square feet, the property is set on a generous corner plot, providing ample outdoor space for relaxation and recreation.

Inside, you will find two inviting reception rooms that create a warm and welcoming atmosphere, ideal for both entertaining guests and enjoying quiet family time. The home boasts three spacious double bedrooms, with the option of a fourth bedroom or snug, allowing for versatile living arrangements to suit your needs. The modern kitchen is designed for convenience and style, seamlessly connecting to the open-plan living area, making it a delightful space for family gatherings.

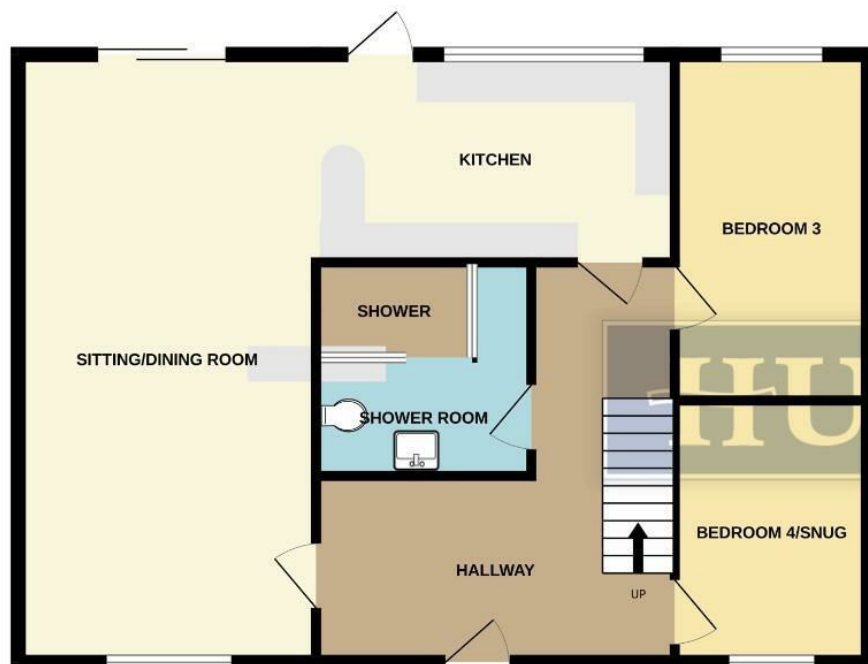
The property features two contemporary bathrooms, ensuring that morning routines are both efficient and comfortable. Additionally, the external office provides a perfect setting for remote work or creative pursuits, enhancing the functionality of this lovely home.

With a double garage and a good-sized garden, there is plenty of room for storage and outdoor activities. The location is particularly advantageous, being close to local amenities, which adds to the appeal of this property.

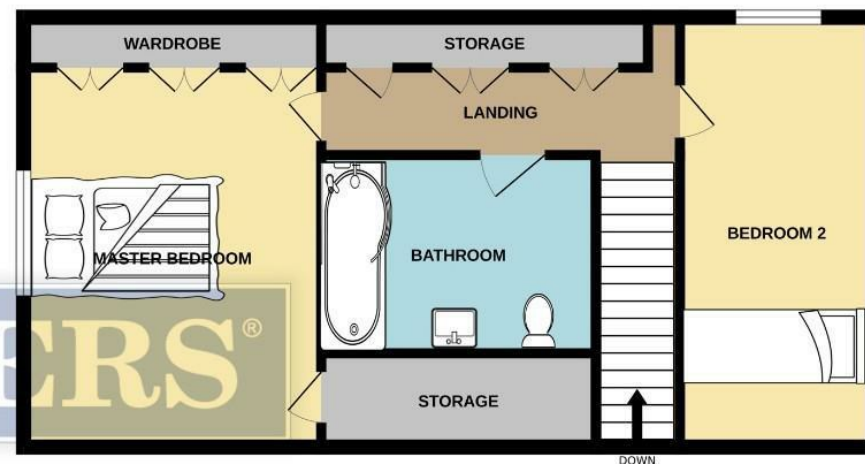
This home presents a fantastic opportunity for those seeking a property with huge potential in a sought-after area. Whether you are looking to settle down or invest, this detached chalet bungalow is a must-see.

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GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC 	

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

Hallway

Doors to bedroom four/Snug, bedroom three, the kitchen, shower room and the Living room/Dining room

Bedroom four/Snug

7'10" x 9'4"
Window to the front aspect, tv socket, multiple electric sockets, radiator.

Living room/Dining room

21'3" x 10'7"
Duel aspect room, large window to the front aspect, sliding doors to the rear garden, two radiators, multiple electric sockets, tv socket, opening to the kitchen.

Kitchen

9'11" x 9'9"
High and low level cupboards, breakfast bar, door to the rear garden, window to the rear aspect, roll top work surfaces, one and a half bowl sink and drainer, built in induction hob, built in eye level oven and microwave, built in extractor fan, built in fridge freezer and dishwasher, kick heater which blows hot and cold air, opening to the living room/dining room, door to the hallway pop up socket tower.

Bedroom three

10'11" x 9'4"
Window to the rear aspect, radiator.

Shower room

7'8" x 6'1"
Large walk in shower with modern shower that was replaced in January, heated towel rail, hand basin, low level WC, shaver socket.

Landing

Large built in storage cupboards/ wardrobes, doors to bedroom two, the master bedroom and family bathroom.

Bedroom two

7'11" x 15'5"
Window to the rear aspect, radiator, tv socket. access to the roof space.

Master bedroom

12'8" x 13'6"
Built in wardrobes, window to the front aspect, door to further storage that runs the width of the family bathroom, tv socket, radiator.

Family bathroom

5'6" x 7'10"
P shape bath with electric shower over, hand basin, low level WC, heated towel rail, shaver socket.

Office

6'11" x 6'11"
Electric and lighting.

Outside

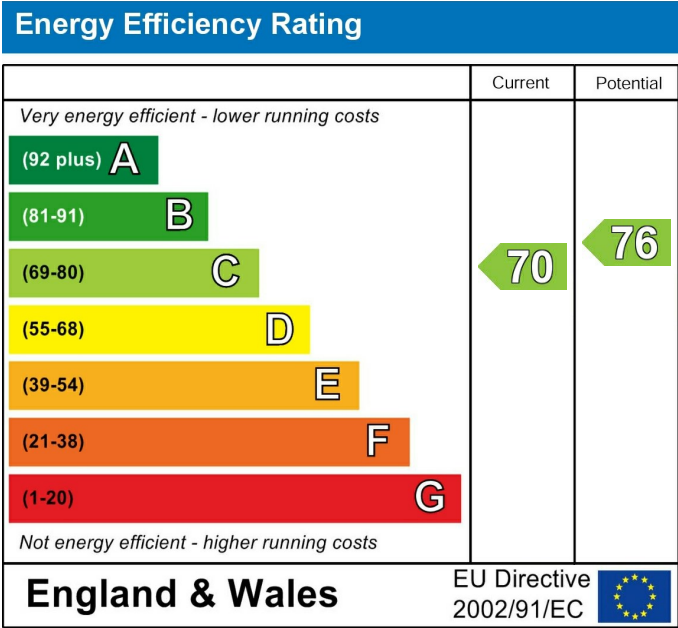
The property is situated on a good sized corner plot, to the front of the property is a pathway leading to the front door of the property, the front garden is of a good size boasting mature shrubs and a well maintained lawned area, there is a gate giving access to the rear garden.

To the rear of the property the garden is set over several areas, there are areas of patio for entertaining on those long summer evenings, the garden can be accessed via the front and rear gates, there is an outside tap, the patio to the side is where the office is currently situated, the garden is fully enclosed and boasts mature shrubs and trees, it has been wonderfully looked after and maintained, there is a door giving access to the garage.

Garage and parking

The property benefits from two parking spaces that are situated under a car port which also gives access to the up and over garage doors, one of the garages has a utility area with electric and plumbing for a washing

machine, there is also electric for a tumble-dryer, there is lighting and plenty of storage room, the second garage also has lighting.



- Detached Chalet bungalow
- Good sized corner plot
- Double garage
- Three double bedrooms
- Bedroom four or a snug
- Modern kitchen
- Two modern bathrooms
- Open plan living

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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