

## 3 White Close, Pinhoe, Exeter, EX1 4AD



A beautifully presented four bedroom detached family residence situated in a quiet no through road location with views over open park land to the front of the property. With accommodation comprising of; Entrance hall, lounge, open plan kitchen/ dining room, cloakroom, four bedrooms, family bathroom, master bedroom with ensuite, enclosed main rear garden main laid to lawn, garage with light and power, parking for approximately four vehicles. Situated with easy access to the M5 and City Centre. No onward chain.

**Offers in Excess of £425,000   Freehold   DCX02322**

# 3 White Close, Pinhoe, Exeter, EX1 4AD

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part frosted front door with doors to the lounge, Open plan kitchen/ diner, cloakroom, understairs storage cupboard, turning staircase to first floor landing, thermostat control point, radiator.

### Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC, wash hand basin with mix tap and tiled splashback, spotlighting and radiator.

### Lounge 16' 3" x 11' 4" (4.948m x 3.448m)

Front aspect uPVC double glazed bay window. Television point, telephone point, radiator.



### Kitchen/ Dining Room 19' 4" x 15' 2" (5.882m x 4.635m)

Rear aspect uPVC double glazed windows with view over the rear garden and uPVC French doors leading out onto the patio. Fitted range of eye and base level units with stainless steel sink and a half with mix tap and single drainer. Roll edge work surfaces, part tiled walls, integrated double oven and hob with extractor fan above, integrated dishwasher, integrated fridge and freezer, breakfast bar, spotlighting, concealed wall mounted boiler. Large seating area with spotlighting, television point and utility cupboard with plumbing for washing machine. Radiator



### First Floor Landing

With side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom. Airing cupboard with slatted shelving and radiator. Access to loft void above. Radiator.

**Bedroom One 14' 4" x 10' 8" (4.361m x 3.241m)**

Front aspect uPVC double glazed bay window. Floor to ceiling wardrobes with hanging space and shelving, radiator and thermostat control point. Door through to en-suite.



**Bedroom Three 9' 3" x 7' 8" (2.819m x 2.340m)**

Rear aspect uPVC double glazed window with view over the rear garden. Laminate flooring and radiator.



**En-Suite**

Side aspect frosted uPVC double glazed window. Three piece white suite comprising of walk in shower cubicle, low level WC, wash hand basin with mix tap, shaver point, tiled walls, tiled flooring, extractor fan, spotlighting and heated towel rail.



**Bedroom Four 8' 5" x 7' 2" (2.553m x 2.187m)**

Front aspect uPVC double glazed window with view over open parkland. Wood laminate flooring and radiator.



**Bedroom Two 11' 10" x 9' 8" (3.598m x 2.956m)**

Rear aspect uPVC double glazed window with view over the rear garden. Double wardrobe with hanging space and shelving, radiator.



**Bathroom**

Side aspect frosted uPVC double glazed window. Three piece white suite comprising of a panel enclosed bath with mix tap and hand held shower above, low level WC, wash hand basin with mix tap, shaver point, part tiled walls, tiled flooring, extractor fan, spotlighting and heated towel rail.



### Rear Garden

Private enclosed rear garden main laid to lawn with paved seating area and gated access to the front of the property. Panel fencing. Garage with metal up and over door with light and power. Into eave storage. Off road parking for approximately four vehicles.



### Front garden

Main laid to lawn with paved pedestrian access.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

7/2/24, 12:37 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#) (<https://find-energy-certificates.service.gov.uk/energy-certificates/9110-3264-6090-2009-6311?lang=cy>)

### Energy performance certificate (EPC)

3, White Close EXT 124 EXT 440	Energy rating <b>B</b>	Valid until: 3 November 2031
		Certificate number: 9110-3264-6090-2009-6311

Property type: Detached house  
Total floor area: 110 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/100000/landlord-guidance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/landlord-guidance.pdf))

#### Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency (<https://find-energy-certificates.service.gov.uk/energy-certificates/9110-3264-6090-2009-6311/#improvements>)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

file:///Z:/Sales/Energy performance certificate (EPC) - Find an energy certificate - GOV.UK 3 white close.html 1/5