

38 Parkside Road, Pinhoe, Exeter, EX1 3TN



In need of modernisation with excellent potential for expansion or development (subject to the necessary consents) This generous detached bungalow is set in a substantial plot of approximately 1/3 of an acre in a sought after residential area. The accommodation is currently arranged with 3 bedrooms, sitting room, dining room, kitchen, conservatory, shower room and cloakroom. The attic is accessed by a ladder from the inner hall, used in the past as 2 loft rooms both of which have side aspect windows. The mature plot includes a long drive to a parking area and 2 single garages. Established gardens wrap around the property with patios, areas of lawn and shrubs, including timber outbuildings and a greenhouse.

Offers in Excess of £500,000 Freehold DCX02282

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THE ACCOMMODATION COMPRISES:

Entrance Porch

Access via uPVC part glazed front door. Quarry tiles. Part glazed door to entrance hall.

Entrance Hall

With doors to Lounge, Dining room, Kitchen, Bedroom one, Bedroom two and Bedroom three, shower room and cloakroom. Built in storage cupboards with shelving. Cupboard housing the boiler. Electric economy seven heater. Access to loft above with wooden pull down ladder.

Lounge 18' 0" x 13' 11" (5.482m x 4.250m)

Side and rear aspect uPVC double glazed windows with view over side and rear gardens. uPVC sliding door leading to patio and rear garden. Fireplace with wooden mantle and tiled half. Television point, two electric radiators.



Dining Room 13' 11" x 10' 4" (4.246m x 3.149m)

Rear aspect windows and rear aspect French doors leading out to the conservatory. Television point. Electric radiator.



Conservatory 12' 10" x 8' 5" (3.920m x 2.556m)

Triple aspect uPVC double glazed windows with view over rear garden. uPVC sliding door leads to rear garden.



Kitchen/ Breakfast Room 13' 3" x 11' 6" (4.031m x 3.517m)

Rear aspect uPVC double glazed window with view of the rear garden. Side aspect window. Fitted range of eye and base level units with stainless steel double sink with mix tap and double drainer. Roll edge work surfaces. Part tiled walls. Integrated double oven and hob. Further appliance space. Storage cupboard. Electric wall mounted radiator. Door through to the lean to.



Lean to 11' 0" x 4' 2" (3.355m x 1.273m)

Triple aspect uPVC double glazed windows. uPVC Door to front of the property and to the rear. Tiled flooring.

Bedroom One 13' 8" x 10' 11" (4.174m x 3.336m)

Front aspect uPVC double glazed window. Wall mounted radiator.



Bedroom Two 16' 0" x 10' 8" (4.878m x 3.253m)

Dual aspect uPVC double glazed windows. Built in wardrobe with hanging space. Wall mounted radiator.



Bedroom Three 10' 1" x 11' 6" (3.070m x 3.499m)

Dual aspect uPVC double glazed windows. Built in storage cupboard. Electric wall mounted radiator.



Shower Room

Side aspect frosted uPVC double glazed window. Three piece suite comprising of a walk in shower cubicle, low level WC, wash hand basin with mix tap and storage below. Part tiled walls, tiled flooring, spotlighting and shaving point. Heated towel rail.



Cloakroom

Side aspect frosted uPVC double glazed window, low level WC, wash hand basin with tiled splashback, tiled flooring.

Eave space (Potential Bedroom four) 16' 9" x 9' 0" (5.106m x 2.752m)

Side aspect uPVC double glazed window.



(Potential Bedroom five) 12' 7" x 12' 10" (3.828m x 3.918m)

Rear aspect uPVC double glazed window with view of the rear garden. Into Eave storage. Further integrated storage cupboard.



(Potential Bedroom six) 16' 2" x 8' 0" (4.931m x 2.444m)
Side aspect uPVC double glazed window. Restricted head height.



Rear Garden

Private and enclosed rear garden with mature garden. Main laid lawn with mature trees and shrub borders. Seating area. Two Garden ponds. Two wooden storage sheds. Greenhouse. access on both sides of property. Double garage with light and power. Off road parking for six vehicles to the front of the property.



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Display name 245 174	Energy rating F	Valid until 17 September 2028
Created on 17 September 2024	Created by 9197-888-2001-8147-2004	

Property type: Detached bungalow
Total floor area: 177 square metres

Rules on letting this property

You may not be able to let this property

The property has an energy rating of F. It cannot be let until an improvement has been agreed. You can find [guidance on landlords and the regulations](#) here.

Properties can be let if they have an energy rating from A to E. You must make changes if you have a rating of F or G.

Energy rating and score

The property's energy rating is F. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	35 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

<https://find-energy-certificates.service.gov.uk/energy-certificates/9757-3036-2201-8147-2004>

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.

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