

1 Lands Road, Pinhoe, Exeter, EX4 8PT



A substantially extended and well presented semi detached family home with corner plot gardens situated in a popular area of Pinhoe. The accommodation comprises an entrance porch, entrance hall, living room, dining room, re-fitted kitchen, sitting room, four bedrooms, shower room and bathroom. The garden has side and rear lawns and double gates offering potential for off road parking. The property benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended.

Offers in the region of £375,000 Freehold DCX00803

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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 Porch

Accessed via a uPVC part glazed front door, triple aspect windows, tiled flooring and a part glazed door to the entrance hall.

Entrance Hall

Doors to the lounge and the snug, stairs to the first floor landing, wood affect flooring and a radiator.

Snug 17' 2" x 9' 11" (5.229m x 3.031m)

Front aspect uPVC double glazed window, fireplace with a log burner, wooden mantle, tiled hearth and brick surround. Television point, doors leading to the dining room and a radiator.



Lounge 16' 9" x 9' 5" (5.103m x 2.878m)

Front and side aspect uPVC double glazed windows, log burner with tiled hearth, wooden flooring, television point, radiator and an opening to the kitchen.



Kitchen 13' 7" x 8' 8" (4.128m x 2.651m)

Rear aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink and a half, mixer tap and single drainer, rolled edge work surfaces, integrated double oven with a hob and an extractor fan above, plumbing for a washing machine, further appliance space, uPVC double glazed door leads to the rear garden, door to the utility room and opening to the dining room.



Utility room 8' 11" x 6' 2" (2.712m x 1.870m)

Appliance space, shelving and heated towel rail.

Dining Room 10' 2" x 11' 0" (3.097m x 3.364m)

Rear aspect uPVC double glazed window with a view over the rear garden, twin rear aspect velux windows. wooden flooring, Radiator.



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bedroom four, bathroom, shower room, storage cupboard and access to the loft void above.



Bedroom Three 10' 0" x 7' 0" (3.047m x 2.124m)

Rear aspect uPVC double glazed window, radiator.

Bedroom One 13' 2" x 9' 9" (4.021m x 2.967m)

Front aspect uPVC double glazed window, storage cupboard, coved ceiling and radiator.



Bedroom Two 11' 0" x 9' 6" (3.355m x 2.888m)

Front aspect uPVC double glazed window, storage recess, radiator.



Bedroom Four 8' 7" x 7' 10" (2.620m x 2.380m)

Rear aspect uPVC double glazed window, radiator.



Family Bathroom

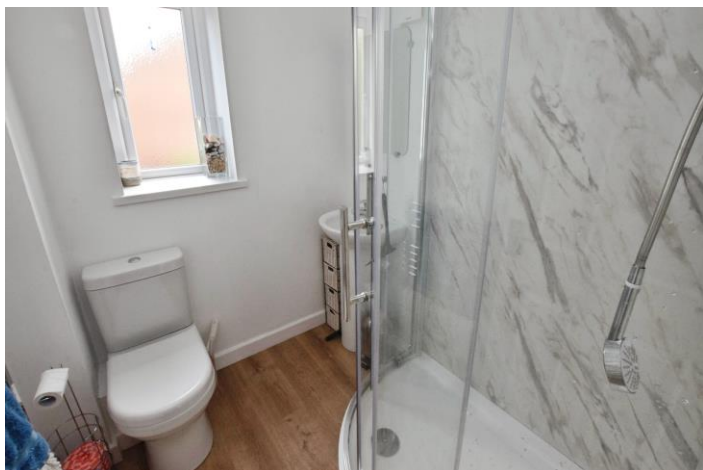
Side aspect frosted uPVC double glazed window, three piece white modern suite benefiting from a panel enclosed bath with a rainwater and hand held shower,

low level WC, wash hand basin, shaver point, extractor fan, heated towel rail.



Shower Room

Rear aspect frosted uPVC double glazed window, walk in shower cubicle, low level WC, wash hand basin, spotlighting, extractor fan, heated towel rail.



Rear Garden

Private and enclosed rear garden with a paved seating area which is ideal for outside entertaining. enclosed by a picket fence is a wildlife area with a pond and mature shrubs, garden shed and raised beds. Large lawned area with mature trees, shrub borders, outside tap, double wooden gated providing side access and potential off road parking. Large wooden storage shed and access to the front of the property.

