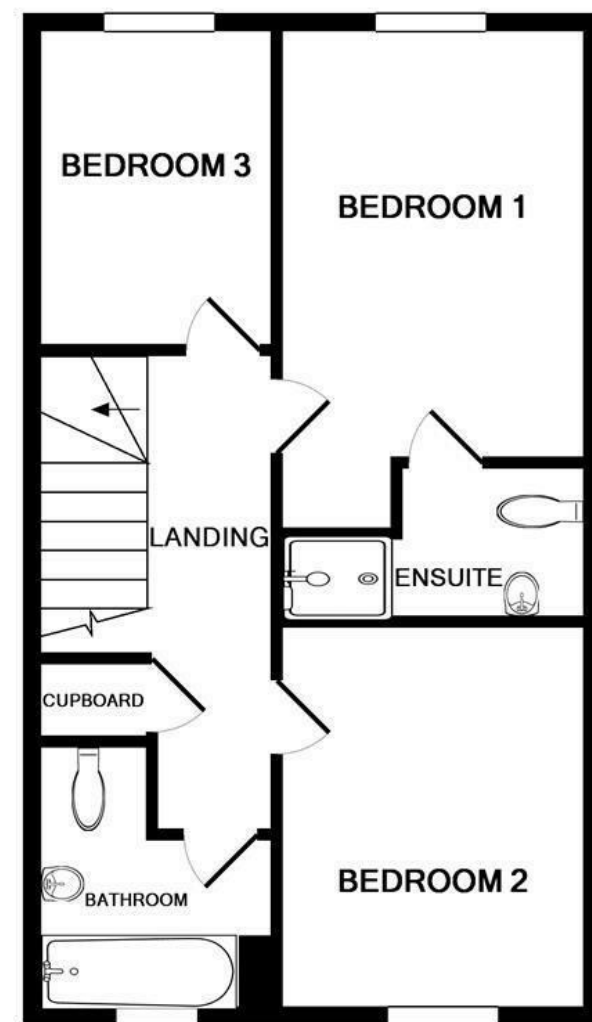


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£950



33 Hawkins Road, Pinhoe, Exeter, EX1 3UW

A great opportunity to let this modern and well appointed three bedroom semi detached house in a popular location in Pinhoe. The accommodation comprises entrance hall, lounge/diner, modern fitted kitchen, downstairs cloakroom, en-suite shower room and family bathroom. Outside the property has enclosed rear garden and garage. Early viewing is highly recommended on this lovely property which is available end July 2021.

Accommodation Comprising

Obscured double glazed front door into:

Entrance Hall

Gas central heating radiator, stairs to first floor landing, wall mounted central heating thermostat, smoke alarm, storage cupboard with wall mounted electricity circuit breaker, door to:

Cloakroom

Fitted with a close coupled W.C., obscured PVCu double glazed window to the front aspect, corner wash hand basin with mixer tap and tiled surrounds. Gas central heating radiator.

Living/dining room

4.43m x 4.58m (maximum) (14'6" x 15'0" (maximum))
PVCu double glazed French doors opening onto the rear garden with side windows. Two gas central heating radiators, television and telephone points. Under stairs storage cupboard.

Kitchen

3.71m x 2.45m (narrowing to 2.3m) (12'2" x 8'0" (narrowing to 7'6"))
The kitchen is very well fitted with a range of white fronted base cupboards, drawers and eye level units. Roll edged granite style work surface with stainless steel single bowl sink unit with mixer tap.

Integral Zanussi four ring gas hob and extractor hood with Zanussi electric oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Gas central heating radiator, PVCu double glazed window to the front aspect and logic combi 35 wall mounted gas boiler serving domestic hot water and gas central heating.

First floor landing

Wooden banister, gas central heating radiator, smoke alarm, built-in storage cupboard and doors to:

Bedroom 1

4.18m (maximum) x 2.58m (13'8" (maximum) x 8'5")
PVCu double glazed window to the rear aspect, gas central heating radiator, wall mounted central heating thermostat and door to:

En-suite shower room

Fitted with a glazed shower cubicle with tiled surrounds and mixer shower inset. Pedestal wash hand basin with tiled splash backs. Close coupled W.C., extractor fan, electric shaver point and gas central heating radiator.

Bedroom 2

3.10m x 2.59m (10'2" x 8'5")
PVCu double glazed window to the front aspect and gas central heating radiator.

Bedroom 3

2.68m x 1.90m (8'9" x 6'2")
PVCu double glazed window to the rear aspect and gas central heating radiator.

Family bathroom

1.90m x 2.40m (maximum) (6'2" x 7'10" (maximum))
Fitted with a white suite comprising panelled bath with tiled surrounds and mixer shower over. Obscured PVCu double glazed window to the front aspect, pedestal wash hand basin with tiled splash back. Close coupled W.C., gas central heating radiator and extractor fan.

Front garden

The front of the property is approved via a pathway leading to the front door.

Rear garden

Paved pathway and wooden gate providing rear access and leading to the garage at the rear. Timber fencing and brick retaining wall.

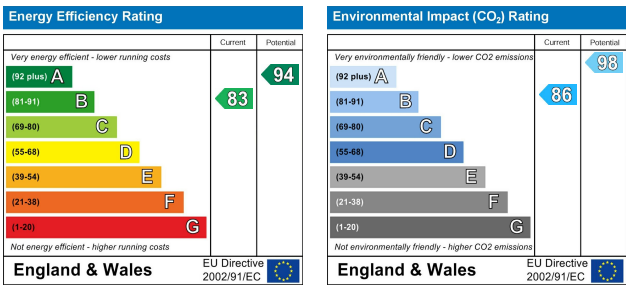
Garage

Directions

From Dormans office proceed towards Westclyst, passing the turning on the left for Park Lane. Continue on into Pinn Hill and the property can be found on the left hand side.

Area - Pinhoe

Pinhoe is on the north eastern edge of Exeter with excellent transport links including M5, A30 and a train line to Waterloo. Pinhoe retains much of its village character with local shops, bank, post office, a village hall and a library. Schools for all ages are within easy reach and there is a regular bus route into Exeter.



Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.