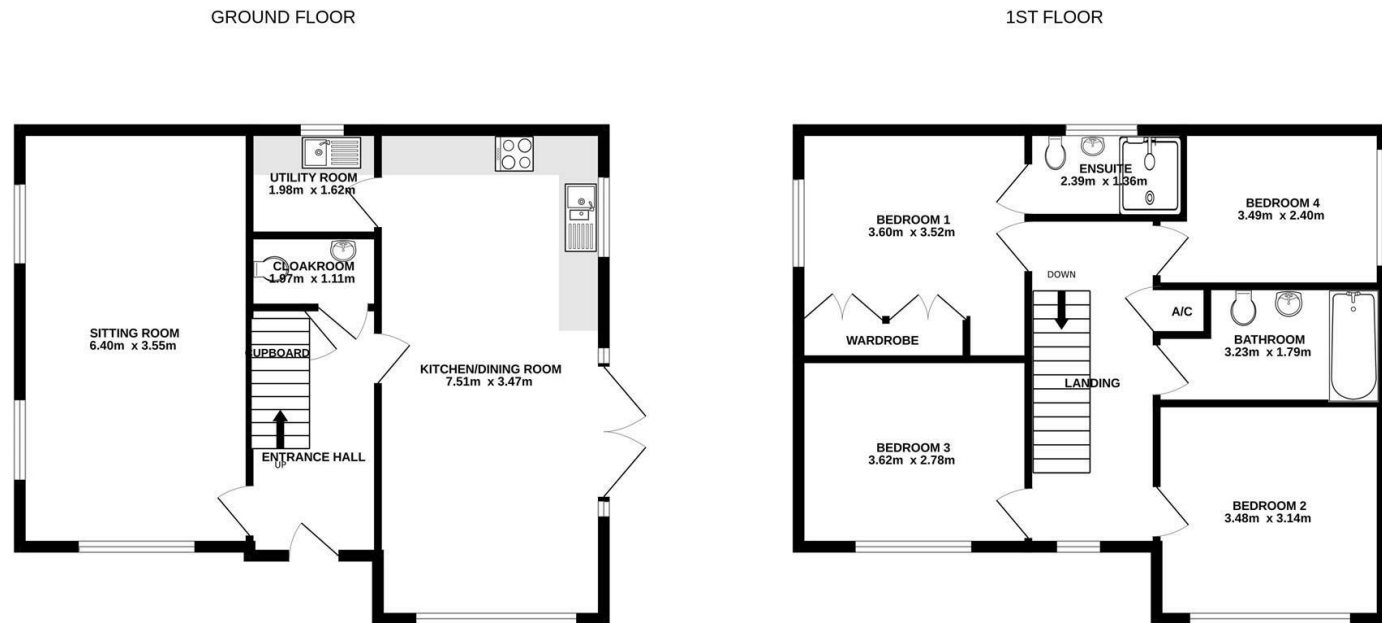




**£500,000** FREEHOLD



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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**24 Crackington Avenue, Pinhoe, Exeter, Devon, EX4 8FR**

A beautifully presented Redrow four bedroom family home with double garage situated in the popular location of Pinhoe. The accommodation briefly comprises an entrance hall, cloakroom, sitting room, kitchen/dining room, utility room, four bedrooms, master with an en-suite shower room and family bathroom. Outside there is a driveway providing off road parking for several vehicles which leads to the detached double garage and an enclosed rear garden. An internal viewing is highly recommended.



24 Crackington Avenue, Pinhoe, Exeter, Devon, EX4 8FR

Offers Over £500,000 **FREEHOLD**

**Accommodation Comprising**

Composite front door into:

**Entrance Hall**

Radiator, stairs to the first floor landing, understairs storage cupboard and doors to:

**Downstairs Cloakroom**

Which is fitted with a close coupled W.C., wash hand basin with tiled splash back, tiled flooring, radiator, spot lighting and extractor fan.

**Spacious dual aspect Sitting room**

PVCu double glazed windows to the front and side aspects. Two radiators and television point.

**Open Plan Kitchen/Dining Room**

A dual aspect room with PVCu double glazed windows to the front and side aspects and PVCu double glazed French doors and side windows opening onto the rear garden. Tiled flooring. The kitchen area is fitted with a range of base cupboards, drawers and eye level units. One and a half bowl sink unit with mixer tap. Smeg double oven and combination microwave oven An integral fridge/freezer, dishwasher and Smeg four ring gas hob with stainless steel splash back and extractor hood. Two radiators, large larder style storage cupboard and door to:



**Utility Room**

Fitted with a base cupboard and eye level unit. Single bowl sink unit, space and plumbing for washing machine, space for tumble dryer and cupboard housing the ideal logic gas boiler which serves domestic hot water and central heating. Wall

mounted electricity circuit breaker, extractor fan and PVCu double glazed window.

**First Floor Landing**

Wooden balustrade, hatch to roof space and door to the airing cupboard which has a hot water cylinder and slatted shelving. Radiator, diamond shaped PVCu double glazed window and doors to:

**Bedroom 1**

PVCu double glazed window to the side aspect, radiator, built-in double wardrobes with hanging rail and shelving. Door to:



**En-Suite Shower Room**

Fitted with a double width shower enclosure with tiled surrounds, wash hand basin with tiled splash back. Close coupled W.C., Obscured PVCu double glazed window to the side. Spot lighting, heated towel rail and wall mounted electricity shaver point.

**Bedroom 2**

A large PVCu double glazed window to the front aspect, radiator.

**Bedroom 3**

A large PVCu double glazed window to the front aspect and radiator.

**Bedroom 4**

PVCu double glazed window overlooking the rear garden and radiator.

**Family Bathroom**

Fitted with a panelled bath with tiled surrounds and glazed shower screen with mixer shower over. Wash hand basin, close coupled W.C., heated towel rail, spot lighting and extractor fan.

**Front Garden**

The front of the property is approached via a pathway which leads to the front door. A level front garden area with hedging and lawn. The property also benefits from a further garden area directly across the road which is mainly laid to lawn.

**Rear Garden**

The rear garden is enclosed with timber fencing, has a gate providing side access. A good sized paved patio with level garden lawn and low maintenance gravelled seating area. Outside lighting, a further side storage area and door into:



**Double Garage**

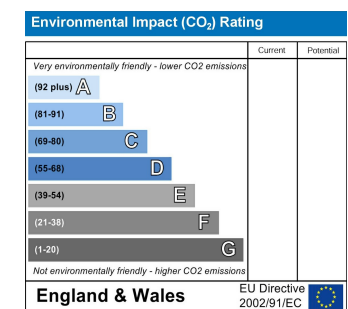
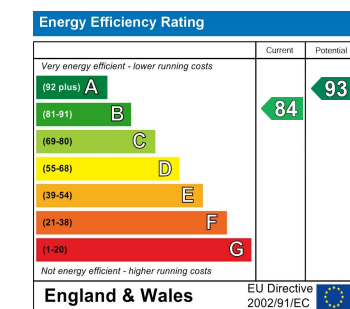
Which has a large metal up and over door. Eaves storage space above, power and lighting. A driveway has parking for several vehicles.

**Council Tax**

E

**Area - Pinhoe**

Pinhoe is on the North Eastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Pinhoe benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.



**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.