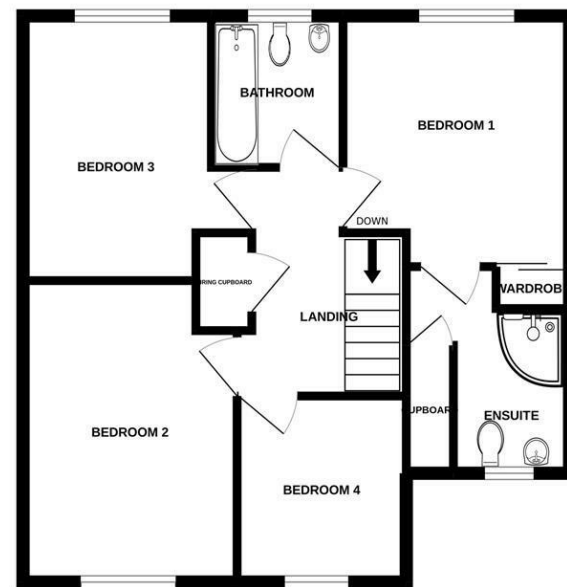
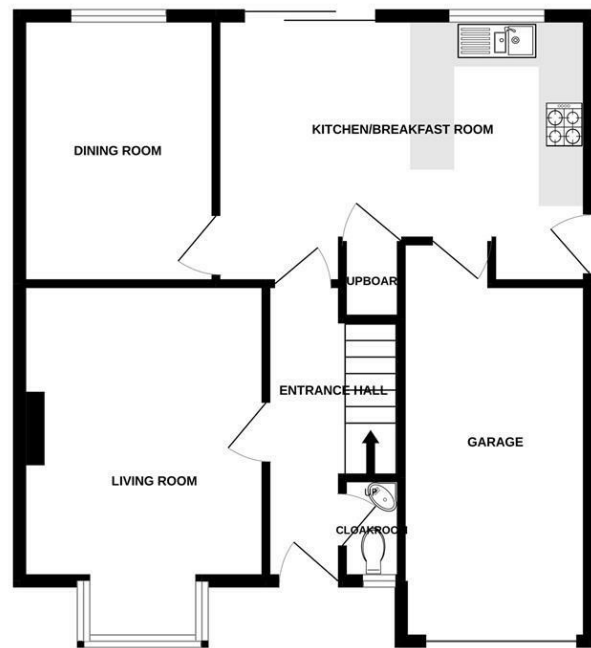




£375,000 FREEHOLD

GROUND FLOOR

1ST FLOOR



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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6 Spruce Close, Pinwood Park, Exeter, Devon, EX4 9JU

Offered with no onward chain, this spacious four bedroom detached family home is situated in a quiet cul-de-sac location. The accommodation briefly comprises an entrance hall, downstairs cloakroom, living room, dining room, kitchen/breakfast room, main bedroom with en-suite, 3 further double bedrooms and family bathroom. Outside there is a driveway providing off road parking which leads to the integral garage and an enclosed rear garden with side access.



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Asking Price £375,000 FREEHOLD

Accommodation Comprising

Obscured glazed wooden front door into:

Entrance Hall

Wood effect flooring, gas central heating radiator, stairs to the first floor landing and doors to:

Downstairs Cloakroom

Fitted with a close coupled W.C, wooden obscured glazed window to the front aspect, part tiled wall, wash hand basin and gas central heating radiator.

Living Room

3.23m x 4.34m (10'7" x 14'2")
Wood effect flooring, feature fireplace with marble style surround and wooden mantel, bay window to the front aspect and television point.



Dining Room

3.26m x 2.67m (10'8" x 8'9")
Sealed unit double glazed window to the rear aspect and gas central heating radiator.



First Floor Landing

Hatch to roof space, built-in storage cupboard with slatted shelving and doors to:

Bedroom 1

3.07m x 3.36m (10'0" x 11'0")
Sealed unit double glazed window to the rear aspect, gas central heating radiator, built- double wardrobe with sliding mirror fronted doors. Door to:



En-Suite Shower Room

Sealed unit double glazed window to the front aspect, part tiled walls, pedestal wash hand basin, close coupled W.C, quadrant shower cubicle with mixer shower inset, gas central heating radiator, extractor fan, wall mounted electric shaver point and deep built-in storage cupboard.

Bedroom 2

2.86m x 4.19m (9'4" x 13'8")
Sealed unit double glazed window to the front aspect, gas central heating radiator.

Bedroom 3

3.46m x 2.56m (11'4" x 8'4")
Sealed unit double glazed window to the rear aspect with an excellent rural outlook, gas central heating radiator.

Bedroom 4

2.56m x 2.27m (8'4" x 7'5")
Sealed unit double glazed window to the front aspect, gas central heating radiator.

Family Bathroom

The bathroom is fitted with a white suite comprising panelled bath, pedestal wash hand basin, close coupled W.C with tiled surrounds. Wall mounted electric shaver point, obscured sealed unit double glazed window to the rear aspect, gas central heating radiator and extractor fan.



Front Garden

Block paved driveway leading to the front door providing off-road parking for two vehicles. Paved path and well maintained front lawn.

Rear Garden

Excellent rural outlook with a triangular shaped well maintained rear garden and patio. Pathway leads down to a further area of woodland towards the surrounding valley. Wooden garden shed to one side of the property. Water butt, outside tap and side gate access to the other side, with concrete wrap around path and wall mounted Gas and Electricity meters.



Garage

4.99m x 2.41m (16'4" x 7'10")
Power and lighting. Wall mounted fuse box. Up and over wooden door.

Directions

From the Sidwell St roundabout take Blackboy Road towards Pinhoe. Continue on under Polsloe Bridge and turn left between Whipton shops into Summer Lane. Cross straight over Beacon Heath into Pinwood Meadow Drive. Take the left hand turning into Spruce Close and the property can be found on your right hand side.

Council Tax

E

Area

Beacon Heath is on the north eastern edge of Exeter with excellent transport links including M5, A30 and the city center. Beacon Heath benefits from having local shops, hair salon, pharmacy, public house and leisure center. Schools for all ages are within easy reach and there are regular bus routes into Exeter.

Spacious Kitchen/Breakfast Room

5.07m x 3.68m (16'7" x 12'0")
The kitchen is fitted with a range of pine base cupboards, drawers and eye level units, roll edged laminate work surface, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap. Space for refrigerator, space and plumbing for dishwasher, integral electric hob and oven with extractor hood over. Space for washing machine and tumble dryer. Sealed unit double glazed window to the rear aspect, sliding patio doors to the rear garden and half glazed wooden door to the side aspect. Internal door to garage. Door to:



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.