



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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31 Pines Road, Exmouth, EX8 5NH

GUIDE PRICE
£359,950
TENURE: Freehold



**A Beautifully Presented And Much Improved Detached House
Conveniently Located Close To The Shopping Parade, Bus Services,
Doctors Surgery And Bus Route From The Town Centre**

Entrance Porch * Reception Hall * Ground Floor Cloakroom/Wc * Superb
Open Plan Living/Dining Area Stylish Modern Kitchen * Three First Floor
Bedrooms * Stylish Modern Bathroom Suite * Modern Double Glazed
Windows * Modern Electric Heating System, Central Heating * Ample Parking
Large Garage * Landscaped Rear Garden * Super Family Home

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THE ACCOMMODATION COMPRISES: uPVC front door with patterned window inset to:

ENTRANCE PORCH: 1.83m x 1.47m (6'0" x 4'10") Double glazed window with patterned glass, inner uPVC door with matching window side screen, to:

RECEPTION HALL: Wood engineered flooring, radiator, staircase rising to first floor landing with useful understairs cupboards beneath.

GROUND FLOOR CLOAKROOM/WC: 1.68m x 6.3m (5'6" x 20'8") A modern suite with space saver wash hand basin, WC with concealed cistern and chrome dual push button flush, solid wood window sill, uPVC double glazed window with patterned glass.

OPEN-PLAN LIVING ROOM AND KITCHEN:

KITCHEN: 3m x 2.54m (9'10" x 8'4") Stylishly fitted with patterned work surfaces with tiled surrounds, inset quartz single drainer one and a half bowl sink unit with hose style mixer tap, cupboards, drawer units, integrated dishwasher beneath working surfaces, inset four ring induction hob with extractor hood over, built-in oven, integrated fridge and freezer, wall mounted cabinets, recessed ceiling led spotlighting, uPVC double glazed window to front aspect, wood engineered flooring.

LOUNGE/DINING AREA: 5.08m x 4.8m (16'8" x 15'9") maximum overall measurement. A spacious room with wood engineered flooring, traditional radiator plus upright radiator, recessed ceiling led spotlighting, uPVC double glazed window, double glazed door to:

CONSERVATORY: 3.84m x 2.34m (12'7" x 7'8") A useful addition to the accommodation with uPVC double glazed windows, door and sliding patio doors opening onto the rear garden, power connected.

FIRST FLOOR LANDING: uPVC double glazed window to side aspect, access to roof space, cupboard over stairwell recess with water tank, electric heating control panels.

BEDROOM 1: 3.99m x 3.12m (13'1" x 10'3") uPVC double glazed window with views across the town to the estuary and hills in the distance, radiator.

BEDROOM 2: 3.38m x 3.12m (11'1" x 10'3") Radiator, uPVC double glazed window to front aspect.

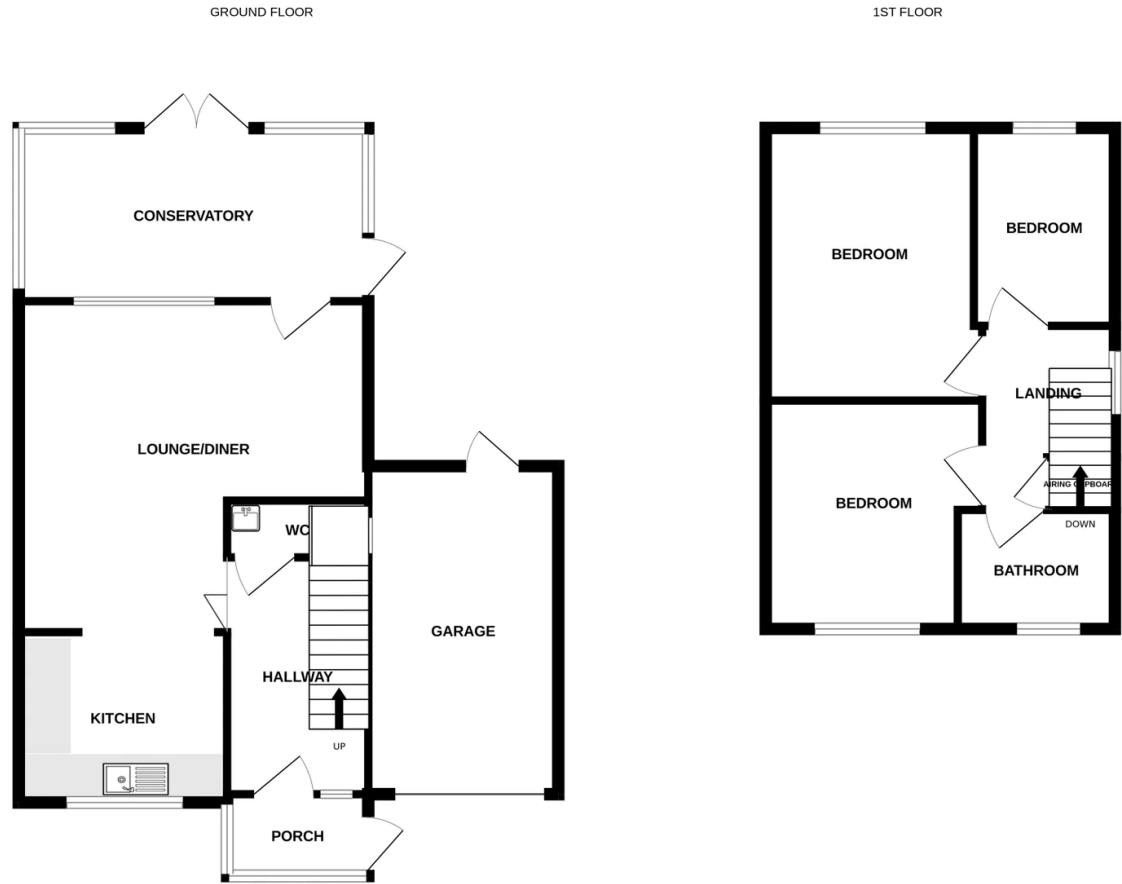
BEDROOM 3: 2.92m x 1.8m (9'7" x 5'11") Radiator, uPVC double glazed window to rear aspect, gaining lovely views towards the estuary.

BATHROOM/WC: 2.18m x 1.68m (7'2" x 5'6") A modern stylish suite comprising 'P' shaped bath with shower splash screen, shower unit with fixed rainfall shower head hose and detachable shower head hose, contemporary style wash hand basin, WC with dual push button flush, attractive tiling to splash prone areas, chrome heated towel rail, heated tiled flooring, recessed ceiling led spotlighting.

OUTSIDE: To the front there is a lawned front garden with driveway, plus an additional patio/gravel hardstanding area providing ample off road parking leading to the GARAGE. The rear garden is attractively landscaped comprising of sun deck terrace area ideal for outside entertaining, level lawned garden with raised flower and shrub beds with wooden sleepers. The garden is southerly facing and is fully enclosed.

GARAGE: 5m x 3.33m (16'5" x 10'11") Electric roller door, EV charging point, power and light connected, outside cold water tap, uPVC double glazed door giving direct access into the rear garden.

FLOOR PLAN:



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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