Connells

Pinwood Lane
Exeter

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Exeter EX4 8NQ

for sale guide price
£240,000

Property Description

GUIDE PRICE £240,000 - £250,000

A 3 bedroom MID TERRACED HOUSE located in a family area of Exeter ideally located for access to local shops, schools, amenities, supermarkets and transport links. The home is ready to put your own stamp on as requires modernisation and will be a great family home, also with a conservatory. There are amazing open views from the property and outside there is a low maintenance rear garden, driveway parking and GARAGE. NO CHAIN! The accommodation comprises:- Entrance hallway, lounge/diner, kitchen, first floor landing, 3 bedrooms and bathroom/WC.

Entrance Hall

Double glazed obscured front aspect door, under stairs cupboard, wall mounted radiator.

Living/ Dining Room

22' 4" x 10' 3" (6.81m x 3.12m)

Double glazed front aspect window, double glazed rear aspect window with open views. gas fire, two wall mounted radiators.

Kitchen

8' 7" x 7' 8" (2.62m x 2.34m)

Double glazed rear aspect window, double glazed obscured rear aspect door, wall and base units, work surfaces, breakfast bar, electric cooker point, stainless steel sink unit, space for fridge freezer, tiling, storage cupboard with shelving.

Conservatory

7' 2" x 7' 6" (2.18m x 2.29m)

Double glazed rear aspect windows with open views, double glazed side aspect door.

Landing

Loft access.

Bedroom 1

12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed rear aspect window with open views, wall mounted radiator.

Bedroom 3

9' 3" max x 6' 6" (2.82m max x 1.98m)

Double glazed front aspect window, storage cupboard, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with electric shower over, tiling, low level toilet, wash hand basin, wall mounted radiator.

Outside

Driveway parking to...

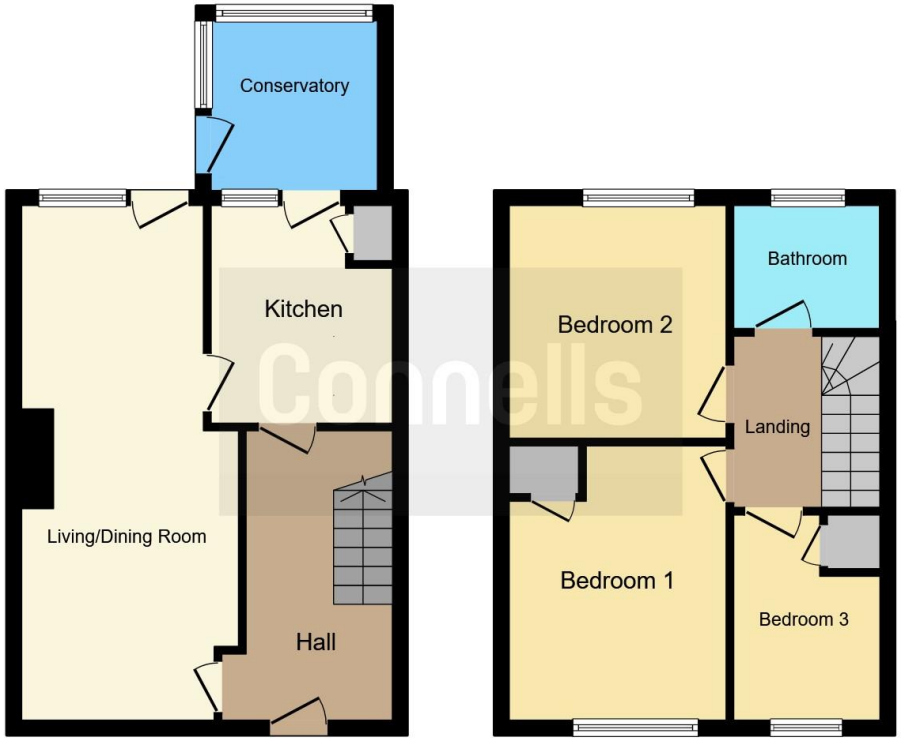
Garage

15' 3" x 8' 4" (4.65m x 2.54m)

Up and over door, door to rear.

Rear Garden

Patio area, outside tap, lawn, shed, further patio areas, gate to rear access.



Ground Floor **First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

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