

Front and Rear Garden

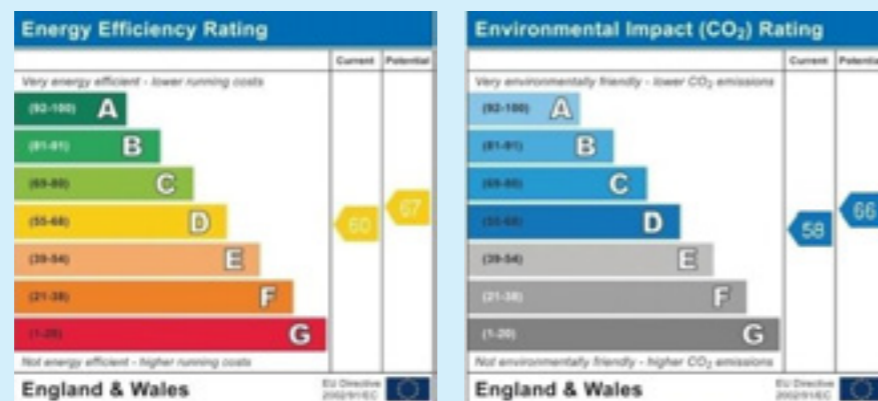
To the front of the property is a good-sized level garden which is mainly laid to lawn with a path leading to the front door and gate providing access to the rear of the property. The fully enclosed rear garden is also mainly laid to lawn but also benefits from a patio area that is ideal for alfresco dining and a variety of plants and flowers. A path leads to the property's garage which is situated a short distance behind the garden.

Garage

The single garage has an up-and-over door, provides further storage space in the rafters, and has a door providing access to the garden of the property.



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£209,950

24 Pinwood Meadow Drive, Exeter, EX4 9JP

3 Bedrooms. Spacious Lounge Diner. Modern Bathroom Suite. uPVC D/G and GCH Throughout. Garage and Front and Rear Gardens. Popular Location.

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Pinwood Meadow Drive, EXETER

Beautifully presented detached 3 bedroom family home situated in the popular location of Pinwood Meadow, within walking distance of local walks, paddocks and green and also benefiting from close proximity to local shops, schools and doctors' surgery. This property also benefits from good access and bus routes to the cathedral city of Exeter with its high street shops, recent Princesshay development and library. In brief the accommodation comprises a spacious lounge diner with patio doors providing access to the rear garden, a kitchen, 3 bedrooms (including two doubles) and a bathroom. Externally, there are good sized gardens to the front and rear and a single garage. This property has been lovingly maintained and has been recently fitted with a modern bathroom suite and carpets and is double glazed throughout. Offered for sale with no upward chain, the internal viewing of this property is highly recommended in order to fully appreciate everything it has to offer.

The Accommodation Comprises:

Entrance and Hallway

The front door provides access to the hallway where there is a door to the lounge diner and stairs leading to the first floor landing. There is also a gas central heating radiator, telephone point and coat hanging area.

Lounge Diner

24' 6" x 13' 1" max L-Shape (7.482m x 3.999m)
Spacious, beautifully presented dual aspect lounge diner complete with feature electric fireplace with wood surround and mantel. There is a uPVC double glazed window to the front aspect and double glazed patio doors open from the dining area onto the rear patio and garden. This room benefits from two TV points and there is a door providing access to the kitchen.

Kitchen

10' 2" x 7' 7" max (3.123m x 2.336m)
The fitted kitchen benefits from a range of matching base and wall units, stainless steel sink and plumbing for a washing machine. There is an electric cooker point, space for a fridge freezer and a gas central heating



radiator. A uPVC double glazed window is to the rear aspect enjoying views of the garden and across Exeter. A rear double glazed door provides access to the garden.

Stairs and Landing

Stairs lead up to the first floor landing where there is access to the 3 bedrooms, bathroom and the fully boarded loft, complete with loft ladder and light. There are also doors to the airing cupboard, housing the hot water tank, and a further storage cupboard which contains the boiler.

Bedroom 1

12' 11" x 9' 9" (3.949m x 2.975m)
Good sized master bedroom with telephone point, gas central heating radiator and uPVC double glazed window to the front aspect with views of a neighbouring paddock.



Bedroom 2

9' 5" x 8' 8" (2.892m x 2.655m)
Second double bedroom complete with fitted full length wall-to-wall wardrobes. This room also contains a TV point, gas central heating radiator and there is a uPVC double glazed window to the rear aspect benefiting from views of the garden and further afield.



Bedroom 3

7' 2" x 6' 1" (2.187m x 1.880m)
Third bedroom with gas central heating radiator and uPVC double glazed window to the front aspect.

Bathroom

7' 2" x 5' 6" (2.189m x 1.677m)
The recently fitted modern bathroom suite comprises a WC with hidden cistern, wash hand basin with integrated vanity unit and a bath with shower attachment over. This well presented room also benefits from a wall mounted cupboard, a gas central heating radiator, shaver light and point, wood laminate effect flooring and an obscure uPVC double glazed window to the rear aspect.

