

#### 4 Bed, Pinhoe

Spacious property benefiting from good access to the M5 Motorway, the Met Office and Exeter Business Park, yet enjoying views of neighbouring fields and countryside. This property offers very spacious accommodation with separate lounge and dining rooms, kitchen, utility, four double bedrooms and a family bathroom. Outside there is a front garden with lawn and patio area, a rear courtyard style garden and two allocated parking spaces. This property benefits from uPVC double glazing and night storage heating and would benefit from some internal updating. In order to fully appreciate the size and location of this property, internal viewing is highly recommended.

#### Entrance and Hallway

A uPVC front door provides access to the entrance vestibule with a dado rail and a door to the under stair storage cupboard. Doors lead to the lounge, dining room, kitchen and utility and stairs access the first floor landing. There is a night storage heater, smoke alarm and telephone point.

#### Dining Room

12' 10" x 11' 9" (3.920m x 3.608m) A good sized dining room with wood laminate flooring, two uPVC double glazed windows to the rear aspect and a recently installed night storage heater. A door leads to the kitchen.

#### Lounge

15' 8" x 12' 9" (4.788m x 3.907m) Spacious lounge with two uPVC double glazed windows to the front aspect, wood laminate flooring and a night storage heater.

#### Kitchen

12' 9" x 7' 8" (3.912m x 2.352m) With a range of base and wall units with roll edge work tops and tiled splash back, stainless steel sink with drainer, a cooker point, space for a dishwasher and a tiled floor. A uPVC double glazed window is to the rear aspect and a door leads to the dining room.

#### Utility

10' 11" x 7' 6" (3.352m x 2.293m) Convenient utility / study room with space and plumbing for a washing machine, shelving, a telephone point and uPVC double glazed window and door to the rear courtyard garden.

#### Stairs and Landing

Stairs to a half landing with large uPVC double glazed window to the front aspect with views of neighbouring fields. Steps to a galleried landing with shelving. Doors lead to the four bedrooms, airing cupboard and bathroom. There is a smoke alarm, loft access and a night storage heater.

#### Bedroom 1

12' 10" x 11' 9" (3.923m x 3.603m) Large double bedroom with two uPVC double glazed windows to the rear aspect, night storage heater and telephone point.

#### Bedroom 2

12' 10" x 7' 10" (3.921m x 2.409m) Double bedroom with uPVC double glazed window to the front aspect and night storage heater.

#### Bedroom 3

12' 10" x 7' 9" (3.919m x 2.388m) A third double bedroom with uPVC double glazed window to the front aspect and night storage heater.

#### Bedroom 4

12' 10" x 7' 9" (3.917m x 2.383m) This double bedroom has a uPVC double glazed window to the rear aspect and a night storage heater.

#### Bathroom

7' 5" x 6' 7" (2.270m x 2.009m) Bathroom suite with bath with shower over, low-level WC and pedestal wash hand basin. The walls and floor are tiled and there is a heated towel rail. Two obscure double glazed windows are to the rear aspect.

#### Airing Cupboard

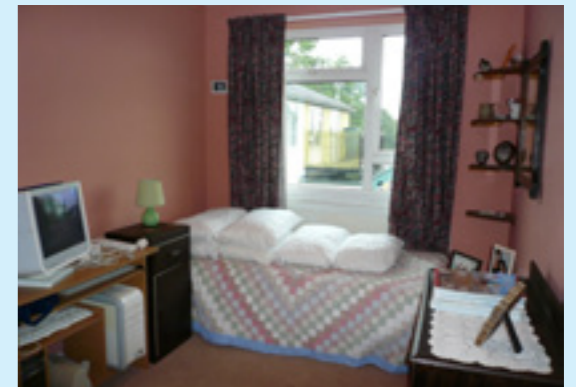
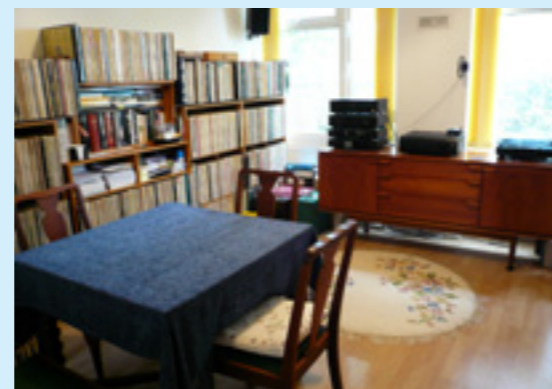
Airing cupboard with storage space, shelving and hot water tank.

#### Front and Rear Gardens

The front garden is mainly laid to lawn. Steps lead up to a patio area and a path leading to the front door. The fully enclosed rear courtyard garden is mainly laid with shingle with a hard standing area.

#### Further Information

This property is connected to a septic tank, responsibility for which is held by a neighbouring property with shared costs. This property is not connected to the gas mains.



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