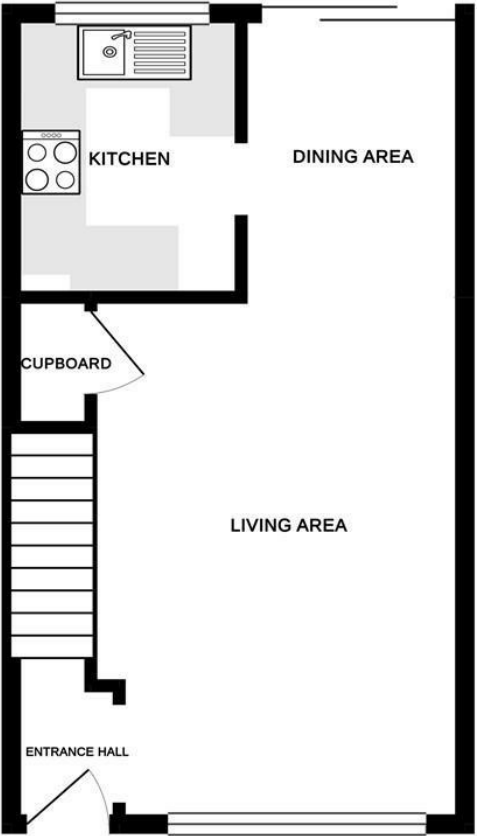
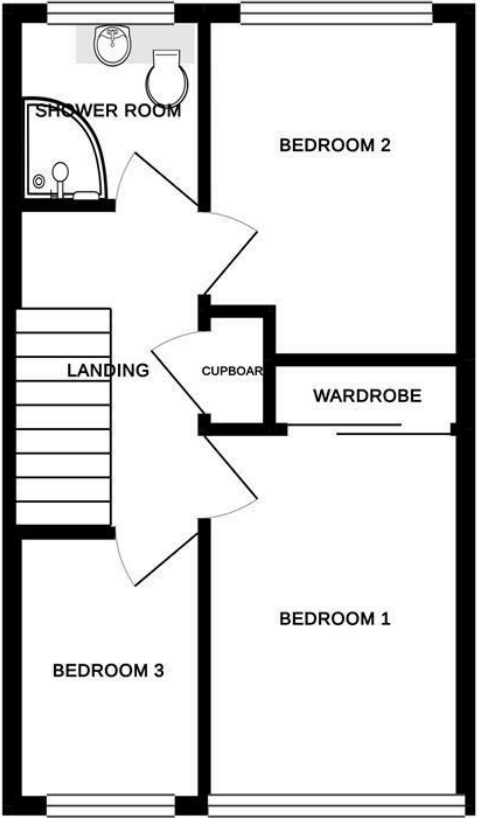




GROUND FLOOR



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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£199,950 FREEHOLD



17 Ash Farm Close, Pinhoe, Exeter, Devon, EX1 3TD

A well presented three bedroom mid terrace house situated in a popular and level location in Pinhoe. The accommodation briefly comprises an entrance hall, 'L' shaped living / dining room, modern fitted kitchen, 3 bedrooms and a re-fitted shower room. There is an enclosed, easy to maintain rear garden laid to decking and patio and a garage in block. The property benefits from gas central heating and PVCu double glazing.

17 Ash Farm Close, Pinhoe, Exeter, Devon, EX1 3TD

£199,950 FREEHOLD

Accommodation Comprising:

Part obscured PVCu double glazed front door into:

Entrance Hall

Stairs rising to the first floor landing, gas central heating radiator and opening through to:

Living/Dining Room

7.43m (max) x 3.19m narrowing to 2.05m (24'4" (max) x 10'5" narrowing to 6'8")

An 'L' shaped, dual aspect room with PVCu double glazed window to the front aspect and PVCu double glazed sliding patio doors opening onto the rear garden. There are a range of fitted shelves with an enclosed glass fronted wall cabinet and a false wall hiding television cables. Telephone point, two gas central heating radiators, under stairs storage cupboard and television point. Opening through to:



Fitted Kitchen

3.62m x 2.25m (11'10" x 7'4")

The kitchen is fitted with a range of wood effect fronted base cupboards, drawers and eye level units. Roll edged work surfaces with tiled surrounds, single bowl stainless steel sink unit with mixer tap. PVCu double glazed window to the rear aspect, wall mounted Potterton gas boiler serving domestic hot water and gas central heating. Space for tall fridge/freezer. Electric cooker with extractor hood above. Space and plumbing for washing machine and dishwasher. Integral wine rack.



First Floor Landing

Hatch to roof space, wall mounted Potterton central heating control, built-in airing cupboard with lagged hot water cylinder and slatted shelving. Doors to:

Bedroom 1

3.47m x 2.57m (11'4" x 8'5")

PVCu double glazed window to the front aspect, gas central heating radiator, built-in wardrobe with sliding mirror fronted doors and hanging rails.



Bedroom 2

3.21m x 2.57m (10'6" x 8'5")

PVCu double glazed window to the rear aspect and gas central heating radiator.

Bedroom 3

2.50m x 1.76m (8'2" x 5'9")

PVCu double glazed window to the front aspect and gas central heating radiator.

Shower Room

Fitted with a curved shower enclosure with glazed screen door, electric Mira shower over and tiled surrounds. Vanity unit with wash hand basin, mixer tap, cupboard space below and close coupled W.C., obscured PVCu double glazed window, heated towel rail.



Front Garden

A pathway leads to the front door. Gravelled landscaped front garden area with raised flower beds with a variety of plants and shrubs.

Rear Garden

A low maintenance rear garden with timber decked area and patio area. Also external double electric socket. The garden is enclosed with timber fencing and there is a gate providing rear access to the garage.



Garage

There is a garage in a block situated at the rear of the property with a red up and over garage door.

Directions

From Dormans Office proceed along Main Road and take the second turning right into Parkers Cross Lane. Continue along and into Orchard Close and at the bottom of the road turn left into Langaton Lane. Ash Farm Close can be found on the right hand side. On entering the cul-de-sac bear left and the property can be found on the left.

Council Tax

B.

Area - Pinhoe

Pinhoe is on the North Eastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Pinhoe benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Property Misdemeanors 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.