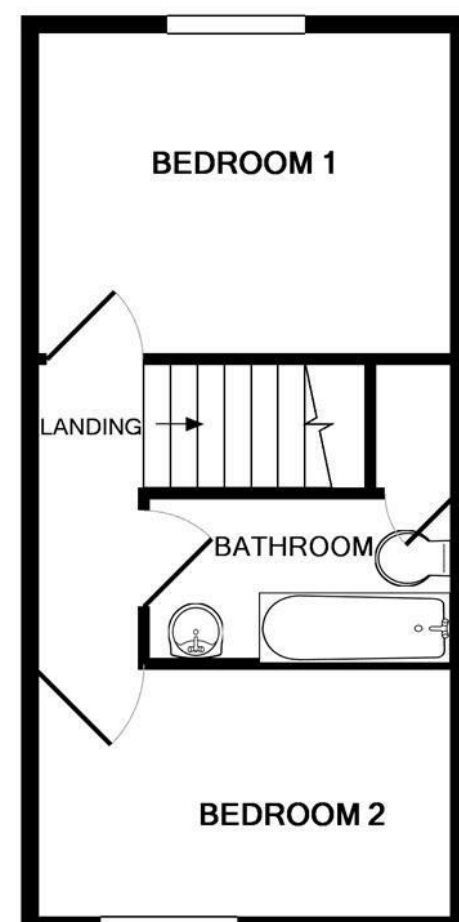


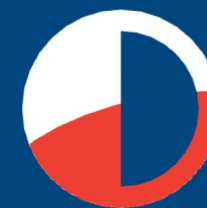
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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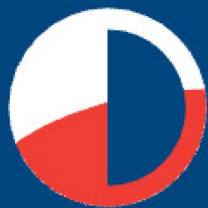


£825 PCM



13 Rews Meadow, Monkerton, Pinhoe, Exeter, Devon, EX1 3QJ

A great opportunity to let this modern two bedroom link house which is near completion of a thorough renovation including new bathroom and kitchen, new PVCu double glazing, decorating and new flooring. The property is in a popular location in Monkerton, offering excellent rail and bus links and easy access to the A30 and M5. Accommodation comprises living room and kitchen/dining room, two double bedrooms, front and rear gardens and also benefits from two allocated parking spaces. Available mid to late January 2020. Sorry no pets, smokers or benefits.



13 Rews Meadow, Monkerton, Pinhoe, Exeter, Devon, EX1 3QJ

£825 PCM

Living Room

4.72m x 3.61m (15'5" x 11'10")
White PVCu front door into living room with PVCu double glazed window to front aspect, telephone and television points. Electricity circuit breaker, gas central heating radiator, stairs to first floor landing and door to:



Kitchen/Diner

3.58m x 2.77m (11'8" x 9'1")
With PVCu double glazed window to rear aspect and sliding patio doors to rear garden. Brand new and fitted with a range of matching base cupboards, eye level units and drawers. Roll edged work surface with fully tiled surround. Stainless steel single bowl sink unit with mixer tap. Laminated wood flooring and gas central heating radiator. Built in electric oven with hob and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Extractor fan and wall mounted gas boiler serving gas central heating and domestic hot water.

First Floor Landing

With hatch to roof space and doors to:

Bedroom 1

3.58m x 2.77m (11'8" x 9'1")
With PVCu double glazed window to rear aspect and gas central heating radiator.

Bedroom 2

3.56m x 2.16m (11'8" x 7'1")
With PVCu double glazed window to front aspect and gas central heating radiator.

Bathroom

2.67m x 1.40m (8'9" x 4'7")
Brand new white three piece suite comprising pedestal wash hand basin, close coupled WC and paneled bath with shower over. Built in airing cupboard with some slatted shelving. Heated towel radiator and extractor fan.



Outside

The front of the property is approached by a paved pathway leading to the front door. There is a gravelled area with a range of mature plants and shrubs. Off road parking for two vehicles.

Rear Garden

The rear garden has a paved patio leading onto a level garden lawn with shrub borders, enclosed with timber fencing.



Directions

From our Dormans office, follow Station Road across the railway line and turn left into Grasslands Drive. Take the next left into Rews Meadow. The property can be found towards the end of the road on the right hand side.

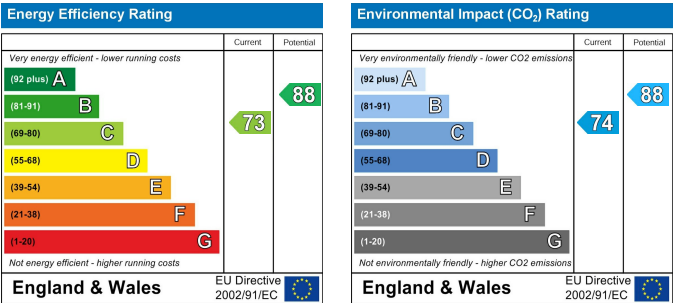
Council Tax Band

C

Area

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.



Property Misdescriptions 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.