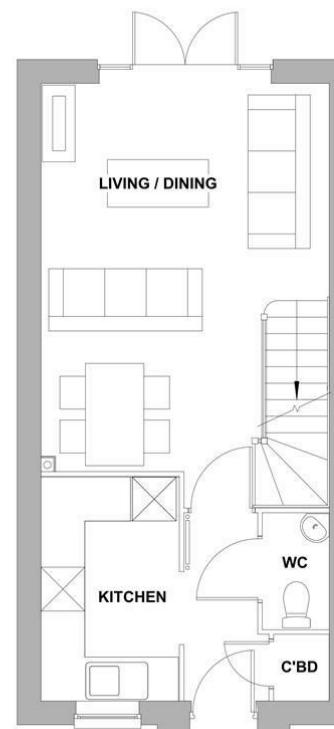


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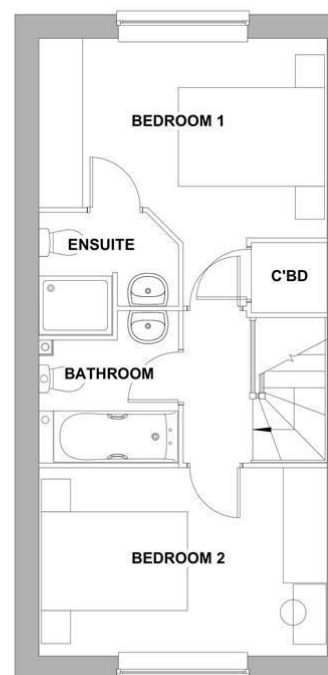


**DORMANS**  
INDEPENDENT ESTATE AGENTS



**GROUND FLOOR:**

Lounge / Dining Room - 5300mm x 3945mm  
Kitchen - 3063mm x 1880mm  
WC - 1563mm x 915mm



**FIRST FLOOR:**

Bedroom 1 - 3945mm x 2719mm  
En Suite - 1901mm x 1661mm  
Bedroom 2 - 3945mm x 2564mm  
Bathroom - 1901mm x 1658mm

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**DORMANS**  
INDEPENDENT ESTATE AGENTS

**Guide Price £250,000** **FREEHOLD**



**8 Whitaker Close, Hillside Gardens, Exeter, Devon, EX1 3WR**

A beautifully presented end of terrace house situated on the popular residential Hillside Gardens development. The accommodation briefly comprises a downstairs cloakroom, fitted kitchen, spacious lounge/dining room, 2 double bedrooms, en-suite shower room and a bathroom. There is allocated parking at the front of the property and an enclosed rear garden with block paving, artificial grass and a garden shed. EPC Band B.

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Accommodation Comprising:

Composite front door into:

Entrance Hall

Wood effect flooring, gas central heating radiator, built-in storage cupboard with gas boiler which serves domestic hot water and central heating, opening through to:

Modern Fitted Kitchen

1.88m x 3.05m (6'2" x 10'0")  
PVCu double glazed window to front aspect, the kitchen has a range of granite style worksurfaces with matching upstands, also a range of base cupboards, drawers and eye level units, integral fridge/freezer, integral dishwasher, integral washer/dryer, Zanussi electric oven and gas hob with extractor hood over and stainless steel splashback, single bowl sink unit with mixer tap,



Cloakroom

Close coupled WC, gas central heating radiator, corner wash hand basin with tiled splashback and extractor fan.

Spacious Lounge / Dining Room

5.76m x 3.93m (maximum) (18'10" x 12'10" (maximum))  
2 gas central heating radiators, large PVCu double glazed French doors and side windows overlooking the rear garden, wood effect flooring, stairs to first floor landing and television aerial point.

First Floor Landing

Hatch to roof space and door to:

Bedroom 1

3.94m x 3.61m (maximum) (12'11" x 11'10" (maximum))  
PVCu double glazed window to the rear, built-in sliding mirror fronted wardrobes with hanging rail and shelving, gas central heating radiator, door to:

En-Suite Shower Room

Double width shower enclosure with Mira shower and tiled surrounds, pedestal wash hand basin with tiled surrounds, close coupled WC, extractor fan and gas central heating radiator. Built-in storage cupboard.

Bedroom 2

3.94m x 2.57m (12'11" x 8'5")  
PVCu double glazed window to front aspect, gas central heating radiator.



Bathroom

Panelled bath with tiled surrounds, close coupled WC, pedestal wash hand basin, gas central heating radiator, extractor fan.

Outside

The front of the property has an allocated parking space. A pathway on the side of the property leads to the gate opening to the rear garden.

Rear Garden

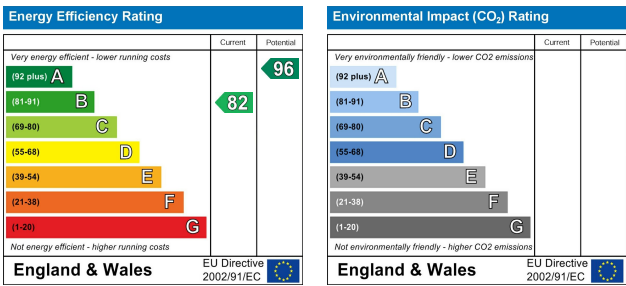
The rear garden has been very well landscaped and is block paved with path and shrub borders and a raised area of garden with artificial grass and composite garden shed. The garden is enclosed with timber fencing.

Council Tax

Band 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.



**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.