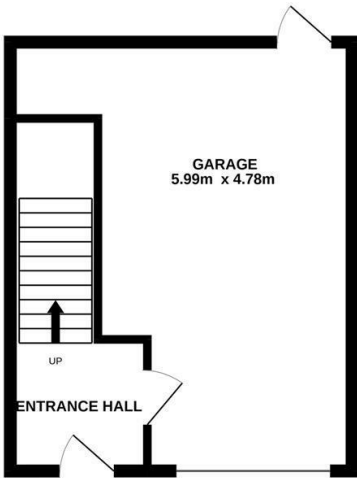


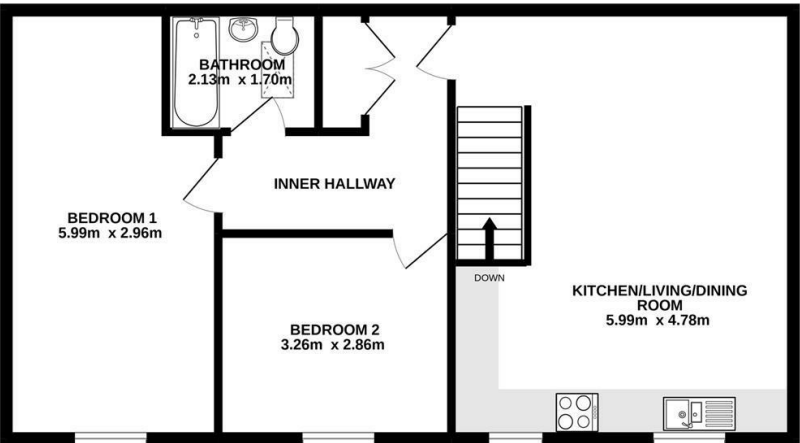


Guide Price £250,000 **FREEHOLD**

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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3 St. Nicholas Close, Pinhoe, Exeter, EX1 3FL

An immaculately presented 2 bedroom coach house with private driveway for 2 vehicles, situated in a popular residential area, boasting excellent transport links. The accommodation briefly comprises an entrance hall with door to integral garage, stairs that lead up and in to the open plan living/kitchen/dining area with built-in appliances, 2 light and airy double bedrooms and a bathroom. The garage includes a utility area and provides direct access to it's own enclosed private courtyard garden. An internal viewing is highly recommended. EPC Rating: B.

3 St. Nicholas Close, Pinhoe, Exeter, EX1 3FL

Guide Price £250,000 FREEHOLD

Accommodation Comprising:

PVCu obscured double glazed front door into:

Entrance Hall

Wood effect laminate flooring, electric fuse box, door to the integral garage, smoke alarm and radiator. Stairs leading to:

First Floor Open Plan Living/Kitchen/Dining Room

5.92m x 4.71m narrowing to 3.72m (19'5" x 15'5" narrowing to 12'2")

Wood effect laminate floor, two radiators and PVCu double glazed windows to the front aspect. The kitchen area is fitted with a range of grey gloss fronted base cupboards, drawers and eye level units with soft close and tile splash back. Roll edged laminate worktop with one and a half bowl stainless steel sink unit. Integral fridge/freezer, electric oven with electric hob and extractor hood above.



Inner Hallway

Storage cupboard with double doors and shelving, that houses the E-on district heating system serving domestic hot water and central heating. Wood effect laminate flooring, radiator, hatch to roof space, doors to:

Bedroom 1

5.93m narrowing to 3.93m x 2.97m narrowing to 2.23 (19'5" narrowing to 12'10" x 9'8" narrowing to 7'3")

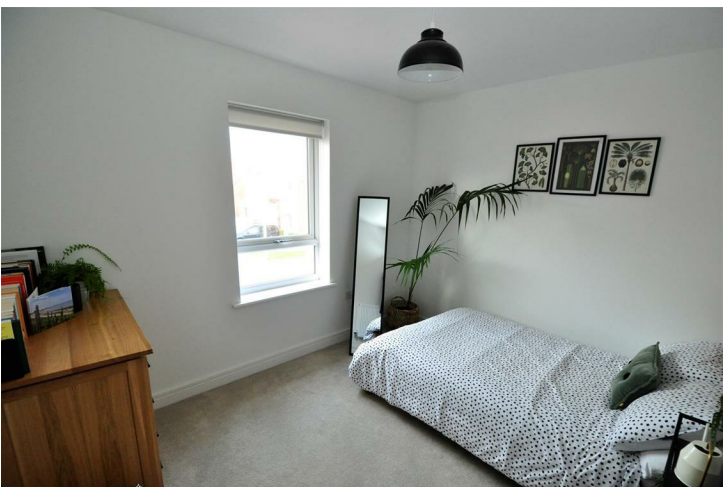
PVCu double glazed window to the front aspect and radiator.



Bedroom 2

3.27m x 2.86m (10'8" x 9'4")

PVCu double glazed window to the front aspect and radiator.



Bathroom

Fitted with a white suite of panelled bath with chrome style mixer taps and mains shower unit over, glazed screen door. Close coupled W.C., wash hand basin, extractor fan, radiator, tiled walls with large mirror and Velux window.



Front Garden

A brick paved driveway provides allocated parking for two cars.

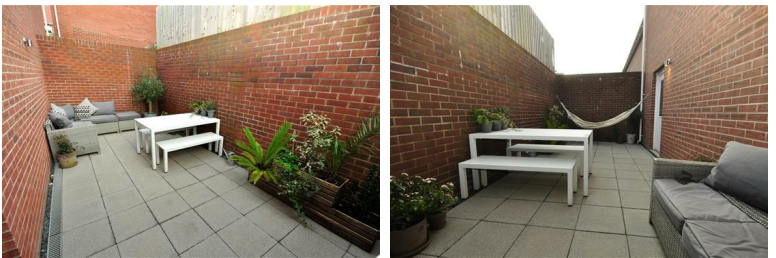
Integral Garage

5.98m x 4.79m narrowing to 2.87m (19'7" x 15'8" narrowing to 9'4")

With roll up and over garage door. With power and lighting, water tap, cloaks storage, space and plumbing for washing machine and tumble dryer. PVCu double glazed door opening onto:

Rear Garden

The private and enclosed rear courtyard garden with wall lighting, plant and shrub beds. Seller insight suggests that this area is very inviting of the sun whilst equally protected from the elements.



DORMANS
INDEPENDENT ESTATE AGENTS

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.

Directions

From Dormans proceed down Station Road, over the railway line and into Pinn Lane. At the end of the road turn left and left again in to St Nicholas Close, bear left and the property can be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.