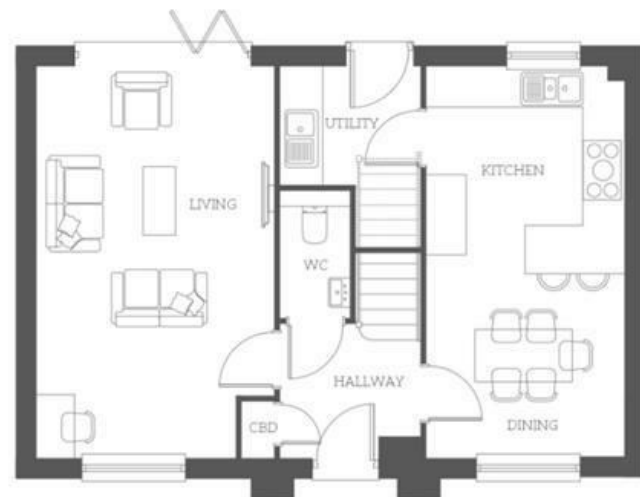




Guide Price £475,000 FREEHOLD

GROUND FLOOR



FIRST FLOOR



2 Jersey Road, Pinhoe, Exeter, Devon, EX4 9AN

****WITH NO ONWARD CHAIN**** A fantastic opportunity to acquire 'The Paddocks', this exquisite 3 bed Burringtons Estates family home, located in the sought after Home Farm development off Church Hill in Pinhoe. The ex show home, not yet ever lived in, briefly comprises entrance hall, living room, kitchen / dining room, utility, W.C., cloaks storage, master bedroom with en-suite, two further double bedrooms and a family bathroom. Outside the driveway leads to a detached garage, with internal door and side gate access to generous private South East facing rear garden. EPC rating: A. with a 4kw system made up of 16 rear facing solar panels. Viewing highly recommended. Exeter City Council Tax Band not yet allocated.

Accommodation Comprising:
Covered porchway with wood effect composite obscured glazed front door into:

Entrance Hall
2.12 x 1.93 (6'11" x 6'3")
Spot lighting, alarm system, smoke detector and radiator. Karndean wood effect flooring. Oak effect door opening into cloaks storage cupboard housing wall mounted security installation system, consumer unit and BT Openreach point. Stairs to first floor landing. Doors to:

Living Room
3.6 x 5.9 (11'9" x 19'4")
PVCu double glazed windows to front aspect fitted with bespoke fabric roman blinds and curtains on tracker. PVCu double glazed bi-fold doors opening onto rear garden. Two ceiling lights, two radiators and media plate. Continuation of Karndean wood effect flooring. Wall mounted touchscreen thermostat.



Kitchen / Dining Room
3.0 x 5.9 (9'10" x 19'4")
Two PVCu double glazed windows to both front and rear aspects, fitted with bespoke fabric roman blinds. Fitted with a range of soft close white handleless base cupboards, drawers and eye level units. Quartz work surface with upstand and splashback. Bosch induction hob with extractor hood over, Bosch double oven and grill. Integrated fridge/freezer and Bosch dishwasher. One and a half bowl Blanco stainless steel sink with mixer tap and draining board. Continuation of Karndean wood effect flooring. Spot and pendant lighting, two radiators and smoke detector.



Utility Room
2.13 x 2.19 narrowing to 0.95 x 0.95 (6'11" x 7'2" narrowing to 3'1" x 3'1")
Wall mounted Ideal Logic combination boiler. Stainless steel single bowl sink unit with draining board and mixer tap. Bosch integrated washing machine, space and plug socket for tumble dryer. Extractor fan and radiator.



W.C.
1.03 x 1.90 (3'4" x 6'2")
Generously sized with close coupled W.C. and slimline wall mounted wash hand basin with half tiled walls. Wall mounted mirror, spot lighting, extractor fan and radiator.

First Floor Landing
A bright and airy landing with PVCu double glazed window to rear aspect with bespoke fabric roman blind. Smoke detector, spot lighting and loft hatch. Stair box storage cupboard with shelving, housing the solar panel control units. Doors to:

Master Bedroom
3.0 x 3.6 narrowing to 1.13 x 2.89 (9'10" x 11'9" narrowing to 3'8" x 9'5")
PVCu double glazed windows to both front and side aspects with white wooden venetian blinds and made to measure curtains on ceiling tracker. Built in double wardrobe with oak effect doors. Wall mounted touchscreen thermostat, radiator and TV aerial point.



Master En-Suite
1.74 x 2.12 (5'8" x 6'11")
PVCu obscured double glazed window to side aspect with white wooden venetian blind. Close coupled W.C. and wall mounted wash hand basin with mixer tap. Double shower cubicle with glazed sliding doors and tiled surrounds with mixer tap shower attachment and overhead fountain. Spot lighting, extractor fan, wall mounted mirror, chrome heated towel rail and shaver socket. Half tiled walls and flooring.

Bedroom 2
3.5 x 3.1 (11'5" x 10'2")
PVCu double glazed window to rear aspect fitted with bespoke fabric roman blind. Radiator and TV aerial point.



Bedroom 3
2.7 x 3.7 (8'10" x 12'1")
PVCu double glazed window to front aspect fitted with bespoke fabric roman blind. Radiator and TV aerial point.

Family Bathroom
2.20 x 2.20 (7'2" x 7'2")
PVCu obscured double glazed window to front aspect with white wooden venetian blind. Fitted with a shower bath with glazed screen, tiled surrounds and tiled bath panel. Close coupled W.C. and wall mounted wash hand basin. Wall mounted mirror, chrome heated towel rail, spot lighting, extractor fan, and chrome shaver socket. Spot lighting, half tiled walls and tiled flooring.



Front Garden
The front of the property is approached via a paved pathway leading to covered porch area. Gravelled areas with a selection of shrubs. A driveway providing off road parking for two vehicles leads to the detached garage. A wooden gate provides side access from the driveway to the rear garden.



Detached Garage
6.11 x 3.24 (20'0" x 10'7")
Up and over metal door with PVCu obscured double glazed door opening onto rear garden.



Rear Garden
The garden is south east facing with a level grass lawn, graveled borders and a paved patio area. Enclosed with fence and tree borders. Outside tap, double electric socket and electric car charging point. Security system, wooden garden shed and an above average 4 kw system made up of 16 rear facing solar panels.



Council Tax
ECC rate not yet available online

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	100	100
(92 plus) A		
(81-91) B		
(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 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.