



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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**38 Causey Gardens, Pinhoe, EXETER, Devon, EX1 3SR**

**\*\*WITH NO ONWARD CHAIN\*\*** An opportunity to acquire this 3 bedroom semi detached chalet bungalow, situated in the heart of Pinhoe within convenient walking distance to all amenities. The accommodation briefly comprises entrance hall, kitchen, bathroom, living room, 3 double bedrooms, single / study room, walk in loft space suitable for further conversion (subject to planning). Internal door leads to integral garage. Outside there is a sizable front lawn with a generous driveway. To the rear an enclosed low maintenance garden. Viewing highly recommended. Council Tax Band C. EPC rating D.

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Guide Price £315,000 FREEHOLD

**Accommodation Comprising:**

PVCu obscured double glazed front door with side window panels into:

**Entrance Hall**

High pitched ceiling with open stair case to first floor landing. Under stair hanging cloaks storage, telephone point, smoke detector, loft hatch, radiator and wall mounted thermostat. Internal fire door leads to an integral garage. Doors into:

**Kitchen**

3.00m x 2.42m (9'10" x 7'11")

PVCu double glazed window to front aspect. Fitted with a range of beech laminate base cupboards, drawers and eye level units, with laminate roll edged work surface and tiled splashback. One and a half bowl stainless steel sink unit with mixer tap and draining board. Space for freestanding oven and fridge/freezer. Space and plumbing for washing machine. Serving hatch to living room. Strip lighting.



**Bedroom 3**

3.00m x 2.44m (9'10" x 8'0")

PVCu double glazed window to rear aspect, built in storage cupboard and radiator.

**Bathroom**

2.04m x 1.46m (6'8" x 4'9")

Fitted with a shower bath, with electric shower over. Pedestal wash hand basin and W.C. Tiled and pine cladded walls. Two storage cupboards, one with shelving and radiator, the other housing Worcester combination boiler serving domestic hot water and central heating. Extractor fan and linoleum flooring.



**Living Room**

5.74m x 3.46m (18'9" x 11'4")

PVCu double glazed window to front aspect and radiator. Door leading to Bedroom 2.



**Bedroom 2**

3.46m x 3.20m (11'4" x 10'5" )

PVCu double glazed window to rear aspect, radiator and built in storage cupboard with shelving.



**First floor landing**

Small landing space with door opening into walk in loft space. Door into:

**Bedroom 1**

4.04m x 3.42m (13'3" x 11'2")

PVCu double glazed high level windows to front aspect, radiator and built in wardrobes with sliding doors.



**Loft Space**

Eaves storage passage stretching the full width of the bungalow. Large stand up walk-in loft space over the garage, with huge potential for further conversion (subject to planning)



**Integral Garage**

5.02m x 2.58m (16'5" x 8'5")

Electric up and over metal door, power and strip lighting. PVCu double glazed window and door to rear aspect. Circuit breaker, electricity and gas meters.



**Front Garden**

Generous sized front lawn with driveway providing parking for multiple vehicles, leading to the integral garage.

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		67
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
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England & Wales		EU Directive 2002/91/EC	

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**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.