



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.

Made with Metropix ©2024

**£270,000 FREEHOLD**



**46 Chancel Lane, Pinhoe, Exeter, Devon, EX4 8PZ**

An opportunity to purchase this three bedroom home situated in the popular location of Pinhoe. The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, three bedrooms and a bathroom. Outside there is an enclosed rear garden and a garage in a nearby block. An internal viewing is highly recommended.



46 Chancel Lane, Pinhoe, Exeter, Devon, EX4 8PZ

Offers In Excess Of **FREEHOLD**  
**£270,000**

### Accommodation Comprising

Composite obscured double glazed front door into:

#### Entrance Hall

Stairs to the first floor, radiator and wooden French doors opening through to:

#### Living Room

A large PVCu double glazed window to the front aspect, radiator, understairs storage cupboard and opening through to:



#### First Floor Landing

Wooden balustrade, hatch to roof space, spot lighting and doors to:

#### Bedroom 1

Spacious double room with PVCu double glazed window to the front aspect and gas central heating radiator.



#### Bedroom 2

A double room with PVCu double glazed window to the rear aspect and gas central heating radiator.

#### Kitchen/Dining Room

Spacious open plan room which is well fitted with a range of modern base cupboards, drawers and eye level units. Wood effect worksurface with matching upstand, one and a half bowl sink unit with mixer tap. Integral five ring gas hob and electric oven. PVCu double glazed window and PVCu double glazed French doors to the rear garden. Wall mounted Glow-Worm gas boiler serving domestic hot water and central heating. Space and plumbing for washing machine.

#### Bedroom 3

Built-in storage cupboard and PVCu double glazed window to the front aspect and radiator.

#### Bathroom

Fitted with a white suite comprising a panelled bath with glazed shower screen and Mira electric shower. Wash hand basin, close coupled W.C., obscured PVCu double glazed window to the rear, tiled surrounds, heated towel rail and spot lighting.

#### Front Garden

The front of the property has a well maintained low maintenance front garden with wood chipping and gravelled area. There is a pathway which leads to the front door.

#### Rear Garden

The rear garden is designed for ease of maintenance with a large paved patio, garden path and further paved area. There is also a garden shed and a gate providing rear access which leads to the garage.



#### Garage

With metal up and over door.

#### Council Tax Band

C

#### 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			
(92 plus) A			89
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.