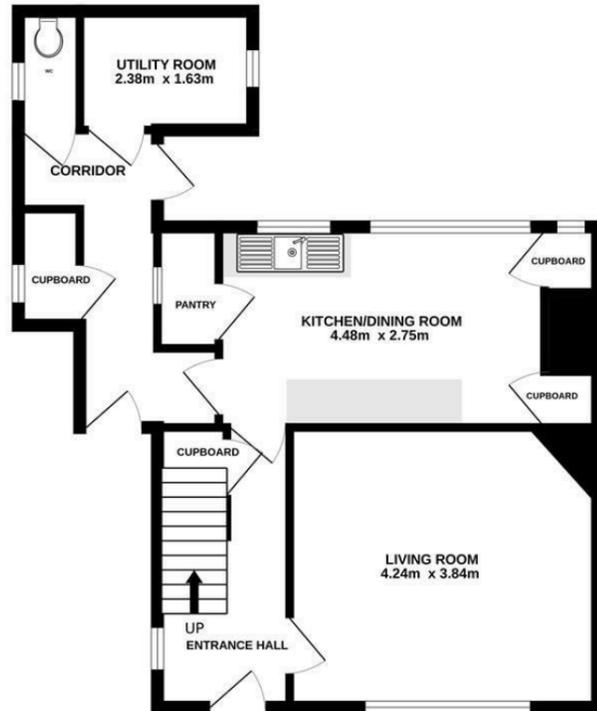




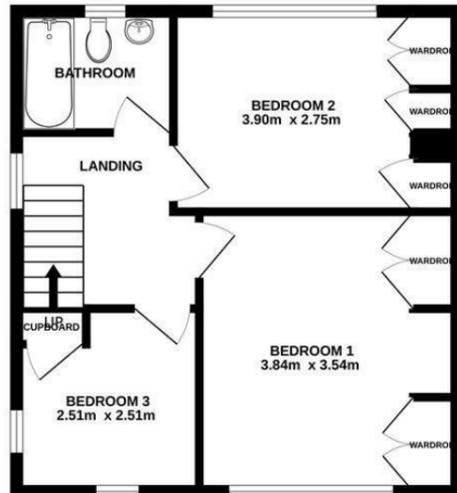
£295,000

FREEHOLD

GROUND FLOOR



1ST FLOOR



20 Chancel Lane, Pinhoe, Exeter, Devon, EX4 8PY

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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A three bedroom semi-detached house situated in a popular location of Pinhoe and in need of some updating. The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, utility room, rear lobby, separate W.C., three bedrooms and a bathroom. There is a good sized, enclosed rear garden, a garage and ample off road parking. The property benefits from gas central heating and PVCu double glazing.



20 Chancel Lane, Pinhoe, Exeter, Devon, EX4 8PY

£295,000 FREEHOLD

Accommodation Comprising:

Obscured PVCu double glazed front door into:

Entrance Hall

Gas central heating radiator, PVCu double glazed window to the side aspect, stairs to the first floor, under stairs storage cupboard and doors to:

Living Room

4.25m x 3.82m (13'11" x 12'6")

PVCu double glazed window to the front aspect, gas central heating radiator, corner fireplace with tiled surrounds and gas fire inset.



Rear Lobby

PVCu door and side window to the front aspect.

Utility Room

2.32m x 1.63m (7'7" x 5'4")

Space and plumbing for washing machine. Space for tumble dryer and window to the garden.

Inner Corridor

PVCu double glazed door to the rear garden. Further doors to a built-in storage cupboard with window to the side and shelving. Wall mounted electric heater.

Separate W.C.

Close coupled W.C., window to the side aspect.

First Floor Landing

Hatch to roof space, PVCu double glazed window to the side aspect, gas central heating radiator and doors to:

Bedroom 1

3.85m x 3.61m (12'7" x 11'10")

PVCu double window to the front aspect, gas central heating radiator, a range of built-in wardrobes with hanging rail and shelving.



Bedroom 2

2.68m x 3.54m (8'9" x 11'7")

A range of built-in wardrobes and cupboards and shelving, PVCu double glazed window to the rear aspect and gas central heating radiator.

Bedroom 3

2.49m x 2.49m (8'2" x 8'2")

PVCu double glazed window to the side and front aspects and gas central heating radiator. Built-in over stairs storage cupboard.

Bathroom

2.19m x 1.67m (7'2" x 5'5")

Fitted with a panelled bath with tiled surrounds, chrome style mixer tap with shower attachment. Pedestal wash hand basin, close coupled W.C. with tiled surrounds, obscured PVCu double glazed window to the rear aspect. Gas central heating radiator.

Front Garden

The front of the property is approached via a large concrete hard standing area providing off road parking for several vehicles. Also low maintenance gravelled area. The driveway leads to:

Detached Garage

4.43m x 2.59m (14'6" x 8'5")

With up and over door, power and lighting.

Rear Garden

The rear garden is designed for ease of maintenance with large gravelled areas, steps lead to a further garden area which is enclosed with timber fencing. There is a brick built garden store. A gate provides rear access.



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.

Council Tax

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Directions

From Dormans Estate Agents proceed up Church Hill and turn left into Harrington Lane. Proceed along Harrington Lane and turn left into Chancel Lane, the property can be found on the left hand side.

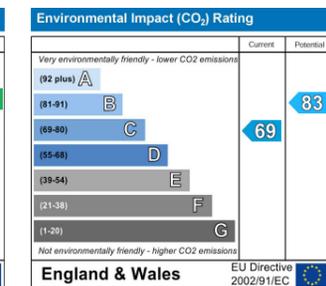
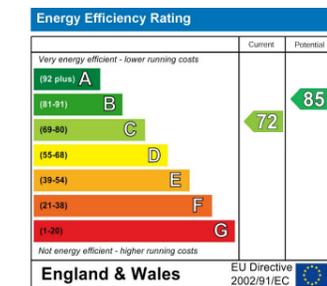


Kitchen/ Dining Room

4.77m x 2.68m (15'7" x 8'9")

PVCu double glazed windows to the rear aspect, gas central heating radiator, built-in storage cupboard with shelving. Cupboard housing the Vaillant gas boiler serving domestic hot water and gas central heating.

The kitchen is fitted with a range of base cupboards and eye level units. Stainless steel single bowl sink unit with double drainer. Electric cooker point, built-in pantry with shelving. Door to:



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.