



17 Causey Gardens  
Exeter EX1 3SR  
£2,600 PCM

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**Winfields**  
Sales & Lettings

- Modern 4 bedroom detached chalet bungalow
- Close to local amenities
- Two bathrooms
- Garage & Driveway
- Super fast broadband
- Front Garden
- Rear Garden
- UPVC
- Quiet location
- Lovely Views

### Sales Description

We are pleased to offer to the market this lovely four-bedroom detached chalet bungalow situated in the popular location of Pinhoe close to local amenities. The property benefits from off-street parking for three cars along with two single garages.

The property has recently been refurbished throughout including full rewire, new kitchen and new bathrooms.

The accommodation comprises:

### Entrance Hall

Storage cupboard, stairs to the first floor, gas central heating radiator, and doors to:

### Living/Dining Room

21'9" x 12'2"

A spacious dual-aspect room with PVCu double-glazed window to the front aspect and PVCu sliding double-glazed doors to the rear patio. Two gas central heating radiators and a television point.

### Kitchen

10'4" x 9'4"

Obscured PVCu double-glazed door and PVCu double-glazed window to the rear aspect. The kitchen is fitted with a range of base cupboards, drawers, and eye-level units. Marble effect surface with tiled surrounds. Stainless steel single bowl sink unit, space, and plumbing for washing machine. Electric cooker point with extractor hood over. Spotlighting.

### **Dining Room / Bedroom 3**

11'5" x 9'6"

PVCu double-glazed window to the rear aspect and gas central heating radiator.

### **Bedroom 4**

9'4" x 7'11"

PVCu double-glazed window to the front aspect and gas central heating radiator.

### **Bathroom**

5'6" x 6'3"

Fitted with a panelled bath and glazed shower screen, mixer with shower attachment. Low-level W.C., pedestal wash hand basin with tiled surround. Built-in storage cupboard and extractor fan.

### **First Floor Landing**

Built-in storage cupboards, airing cupboard with slatted shelving and doors to:

### **Bedroom 1**

15'7" x 10'0"

PVCu double-glazed window to the side aspect, gas central heating radiator, eaves storage cupboards with hanging rails. Door to further eaves storage cupboard, vanity unit with wash hand basin, tiled surrounds, and cupboard space.

### **Bedroom 2**

12'1" x 11'2"

PVCu double-glazed window to the rear aspect, gas central heating radiator, eaves storage space with hanging rail. Hatch to roof space.

### **Separate WC**

Fitted with close coupled W.C.

### **Front Garden**

A good sized lawned front garden with plant and shrub borders and mature trees. A pathway and driveway providing off road parking which leads to the garage.

### **Rear Garden**

Designed for ease of maintenance with a good-sized paved patio. Brick borders, low maintenance gravelled area, well-stocked plants, and shrub borders. Door to rear garage.

### **Garage**

16'0" x 8'11"

Partially divided, up and over electric door, storage area, the rear section of the garage has PVCu door to the rear garden. Power and lighting.

### **Rear Garage**

16'11" x 8'11"

Up and over electric door. The garage is accessed via Playmoor Drive.

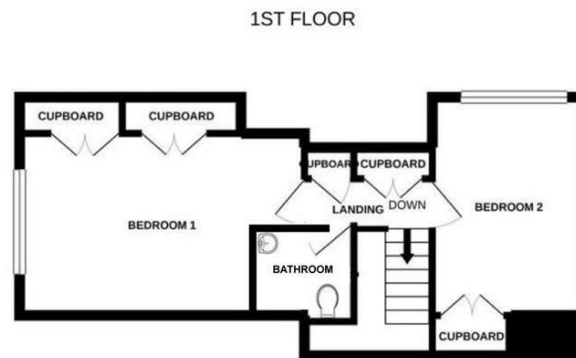




# FLOOR PLAN & E.P.C.

## W FLOOR PLAN

Causey Gardens, Exeter



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This plan is to be used only as an indication of the floor layout and is not to scale.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>58</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
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# Winfields

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