



## 1 Ross Close Pinhoe, Exeter, EX1 3UE

An exciting opportunity to acquire this modernised and spacious 2 double bedroom detached bungalow in level and corner plot with wide private driveway, off road parking for several vehicles, well landscaped gardens, walk-through study, conservatory, solar panels (owned by the vendor), and a large single garage. The property boasts the home comforts of gas central heating and uPVC double glazing, providing warmth and energy efficiency throughout the year.

Outside, the sizeable walled rear garden has been well landscaped and offers a tranquil retreat, ideal for social gatherings or as an outdoor sanctuary for relaxation and wellbeing.

This lovely property is situated in the sought after village of Pinhoe within easy reach of public transport, local shops & amenities, health centre and railway station (Exeter-Waterloo line). The property also offers good access to major transport routes reaching a wide range of destinations via the M5, A.30 and A.38 Expressway.

This is a must see property and early viewings are recommended to avoid disappointment.

**Guide Price £365,000**

# 1 Ross Close

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- Entrance Porch
- 2 Double Bedrooms
- Conservatory
- Gas Central Heating & uPVC Double Glazing
- Lounge
- En-Suite Shower Room
- Garden
- Kitchen
- Bathroom
- Garage & Off Road Parking

## Entrance Porch

5'0" x 3'8" (1.53m x 1.13m)

## Lounge

18'0" x 16'7" (5.51m x 5.06m)

## Kitchen

12'6" x 7'5" (3.82m x 2.27m)

## Bedroom 1

13'9" x 8'11" (4.21m x 2.72m)

## En-Suite Shower

6'4" x 4'8" (1.95m x 1.44m)

## Bathroom

6'7" x 6'2" (2.02m x 1.88m)

## Conservatory

14'2" x 7'3" (4.32m x 2.23m)

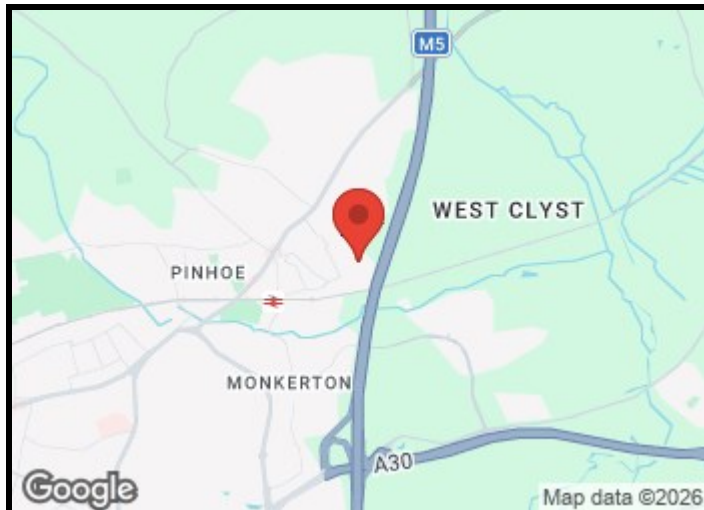
## Bedroom 2

11'3" x 8'3" (3.44m x 2.53m)

## Garage

16'11" x 8'5" (5.16m x 2.57m)

## Garden



[Directions](#)



# Floor Plan



Total area: approx. 96.2 sq. metres (1035.4 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	81	85

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		