



£200,000 Offers In Excess Of

Whitaker Close Pinhoe Exeter EX1 3WR

Detached House | 1 Bedroom | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Modern detached Coach House
- One Bedroom
- Bathroom
- Open Plan Living Room/Diner/Kitchen
- Garage
- Two allocated Parking Spaces
- Freehold
- Council Tax C
- Sought after location

## Main Particulars

\*MODERN DETACHED COACH HOUSE\* ONE BEDROOM\* BATHROOM\*OPEN PLAN LIVING ROOM DINER KITCHEN\*GARAGE\*TWO ALLOCATED PARKING SPACES\*FREEHOLD\*COUNCIL TAX C\*SOUGHT AFTER LOCATION\*

### Entrance Hallway

Entrance via UPVC front door into a carpeted entrance with radiator, and smoke alarm. Carpeted stairs rise to:

### First Floor Landing.....

Window to the rear making this a light and airy landing, handy storage cupboard, airing cupboard. Radiator, loft hatch with storage space and smoke alarm. Doors to:

### Living/Dining Room (21' 7" X 11' 3" (6.57m X 3.43m))

This bright and spacious living room (with dining area) boasts two UPVC double glazed windows looking out to the front aspect. Television point and telephone point. Two radiators. light coloured carpet, Opening through to:

### Kitchen (9' 2" X 9' 0" (2.79m X 2.74m))

Fitted with matching white gloss wall and base units with contrasting dark grey granite effect work surfaces over and matching up-stands. Inset stainless steel sink and drainer unit with mixer tap over. Integrated gas hob with splash back board, fitted extractor over and electric oven below. Space and plumbing for upright fridge/freezer and washing machine and dishwasher if required. UPVC window to the rear, dark grey wood effect vinyl flooring. A sociable open plan kitchen/living/dining space to be enjoyed.

### Bedroom (17' 9" X 10' 2" (5.41m X 3.10m))

Lovely sized dual aspect double bedroom with ample space for wardrobe, chest of drawers, dresser and bedside tables. UPVC double glazed windows to front and rear aspects. Radiator and light grey carpet.

### Bathroom ( 8'.89" x 6'.07" (2.71m x 1.85m))

Partially tiled family bathroom fitted with a white suite comprising pedestal wash hand basin, WC, panelled bath with shower head attachment and glass screen to side. Obscure UPVC double glazed window to rear aspect and extractor fan. and black and white tile effect vinyl flooring.

### Garage

Single garage located directly beneath the property with electric and provides two allocated parking space in front. The property is in a very secluded position off the main road.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



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