



£399,950

Langaton Lane, Exeter

Semi-Detached House | 5 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Impressive Semi Detached Home
- Modern Open Plan Kitchen/Dining/Family Room
- Five Bedrooms
- Bathroom & Two Ensuites
- Garage & Driveway
- Well Presented Throughout
- South Facing Enclosed Garden
- Gas Central Heating and uPVC Double Glazing
- Popular Pinhoe Location
- Close Proximity To Excellent Transport Links, Schools & Amenities

Property Description

* SEMI-DETACHED (EXTENDED) * FIVE BEDROOMS * MASTER BEDROOM WITH ENSUITE & WALK IN WARDROBE * MODERN OPEN PLAN KITCHEN/DINING/FAMILY ROOM * UTILITY ROOM * GROUND FLOOR DOUBLE BEDROOM WITH ENSUITE * ENCLOSED SOUTH FACING REAR GARDEN * GARAGE & DRIVEWAY * WELL PRESENTED THROUGHOUT *

Main Particulars

A fantastic opportunity to acquire this much improved and extended, well presented, five bedroom semi detached home, in the popular and sought after location of Pinhoe. To really grasp the true extent of this magnificent home, internal viewing is highly recommended.

Inside, you are greeted with natural décor throughout and ready to move into condition, with gas central heating and double-glazing. Light and spacious throughout, this lovely home offers a welcoming and spacious living room which is filled with naturally flowing light from the large curved bay fronted window, making this an inviting space for relaxation or entertaining.

Without a doubt, the real gem and hub of this family home is the open plan kitchen, dining and family room. The modern kitchen is a culinary enthusiast's dream, equipped with plenty of worktop and cupboard space and a breakfast bar, it offers both functionality and style. With its unique open plan style, keeping you connected to the dining/family room, this is a great space for entertaining with family and friends. With ample space for a family dining table, sofa and TV, whilst enjoying the light and spacious feel from the full width windows and French doors overlooking and leading out to the rear garden.

The ground floor also boasts an easy access, delightful double bedroom with ensuite shower room and a separate utility room.

The upstairs features four bedrooms, three doubles and a single, with the impressive master bedroom boasting an en-suite shower room, providing privacy and convenience and a walk-in wardrobe! The family bathroom was remodeled in 2023 and is beautifully presented.

Outside, the front garden is laid predominantly to grass lawn, with a driveway to the left hand side providing ample off road parking. There is also a handy side gate to access the rear garden and door to the utility room (in case of those muddy boots!).

The lovely, south facing rear garden is fully enclosed, making this a safe space for children and pets. Steps lead up to a large grass lawn and then onto a decking area, designed with easy maintenance in mind and a great space for relaxing or entertaining, be it alfresco dining or a family barbecue.

All mains services are connected: gas, electricity, water & drainage.

Pinhoe is on the North Eastern edge of Exeter and a popular established residential area, with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 & A30. The village is also on the main rail route to London Waterloo from Pinhoe Station. Pinhoe offers a wide range of amenities such as Spar Shop, Pharmacy, Public House, Butchers, Eateries and Schools for all ages, all within easy reach.

Council Tax Band: C

Tenure: Freehold

Entrance Hall

Grey tiled effect vinyl flooring and grey colour carpet stairs leading to the first floor. Wall mounted radiator. Thermostat control. Double half glazed doors leading into...

Lounge w: 3.43m x l: 4.63m (w: 11' 3" x l: 15' 2")

Spacious and light from the large uPVC bay curved fronted window. Grey colour carpet. Mantel, fire place and hearth with electric flame fire. Understairs storage cupboard. Double half glazed doors leading into the open plan kitchen/dining/family room.

Kitchen w: 6.07m x l: 2.66m (w: 19' 11" x l: 8' 9")

A modern fitted kitchen with an excellent range of white high gloss eye level, base and drawer units with light grey marble effect worktop over and breakfast bar. Inset matt grey bowl and half sink with mixer tap and single drainer. Fitted double oven, electric four ring hob with light grey tiled splashback and stainless steel and glass extractor hood over. Space and plumbing for a dishwasher and upright fridge/freezer. Matching dark grey slate effect tiled flooring. Wall mounted radiator. Inset spotlights to ceiling. Doors leading into the utility room and bedroom 5. Open plan into the dining/family room.

Dining / Family Room w: 4.19m x l: 2.87m (w: 13' 9" x l: 9' 5")

Light and spacious with conservatory style roof and uPVC windows and French doors to rear aspect with outlook and access to rear garden. Matching dark grey slate effect tiled flooring. Plenty of space for a large family dining table, sofa and TV.

Utility Room w: 1.87m x l: 1.5m (w: 6' 2" x l: 4' 11")

Matching white high glass eye level units, light grey marble effect worktop. Space for a tumble dryer and plumbing for a washing machine. Space for a further upright fridge/freezer. Matching dark grey slate effect tiled flooring. Extractor fan, inset spotlights to ceiling and coat rail. uPVC obscure glazed door to side aspect, providing access to the front and the rear of the property.

Bedroom 5 w: 3.33m x l: 2.85m (w: 10' 11" x l: 9' 4")

Spacious and light double bedroom with plenty of space for wardrobes. Light wood effect laminate flooring. uPVC window to rear aspect with outlook to rear garden. Wall mounted radiator. Door into...

En-suite w: 1.89m x l: 1.74m (w: 6' 2" x l: 5' 9")

Modern matching white suite with corner curved shower cubicle and electric shower, pedestal hand basin with tiled splashback and low level W.C. Chrome ladder heated towel rail, extractor fan and inset spotlights to ceiling. Grey carpet flooring. uPVC obscure glazed window to side aspect.

First Floor Landing

Loft hatch. Grey colour carpet. Handy linen cupboard with fitted shelving and hanging rail. Smoke alarm.

Bedroom 1 w: 3.31m x l: 4.4m (w: 10' 10" x l: 14' 5")

Large double bedroom. Door leading into walk in wardrobe. uPVC window to front aspect. Wall mounted radiator. Light beige coloured carpet. Door into ensuite shower room.

En-suite w: 1.55m x l: 1.53m (w: 5' 1" x l: 5')

Modern matching white suite with corner curved shower cubicle and mains shower, corner pedestal hand basin with tiled splashback and low level W.C. Chrome ladder heated towel rail, extractor fan and inset spotlights to ceiling. Grey carpet flooring. uPVC obscure glazed window to rear aspect.

Bedroom 2

w: 2.59m x l: 3.46m (w: 8' 6" x l: 11' 4")

Double bedroom with full wall of built in wardrobes. uPVC window to front aspect. Wall mounted radiator. Grey colour carpet flooring.

Bedroom 3 w: 2.59m x l: 3.28m (w: 8' 6" x l: 10' 9")

Double bedroom with plenty of space for a double wardrobe. uPVC window to rear aspect with outlook to garden. Wall mounted radiator. Light beige colour carpet.

Bedroom 4 w: 1.76m x l: 2.54m (w: 5' 9" x l: 8' 4")

Single bedroom with uPVC window to front aspect. Wall mounted radiator. Light beige colour carpet.

Bathroom w: 1.73m x l: 1.81m (w: 5' 8" x l: 5' 11")

Remodeled in 2023, modern matching white suite with double corner glazed shower enclosure fitted with mains shower. Wash basin with fitted vanity beneath and concealed cistern low level W.C. Beautifully tiled, floor to ceiling on two sides. Light wood effect vinyl flooring. Chrome ladder heated towel rail. uPVC obscure glazed window to rear aspect.

Outside

Front garden laid to lawn with driveway to left hand side and fronting garage. A side gate providing access to rear garden.

Rear garden is fully enclosed. Steps lead up to large grass lawn and large decked area to the left.

Garage

Up and over door. Light and electricity.





Ground Floor
Floor area 116.3 sq.m. (1,252 sq.ft.)



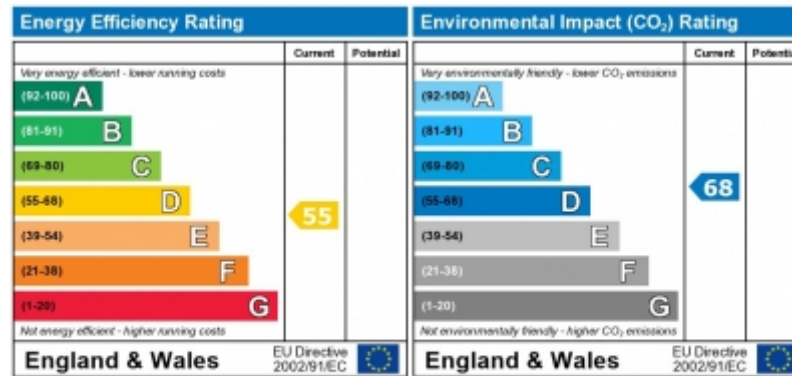
First Floor
Floor area 71.3 sq.m. (767 sq.ft.)

TOTAL: 187.6 sq.m. (2,020 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.propertybox.co.uk

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 © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

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