



£295,000 Offers Over

Monkerton Court, Pinn Lane, Exeter

Bungalow | 2 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- No Onward Chain
- Mid Terrace
- Two Double Bedrooms
- Kitchen Dining Room
- Living Room
- Downstairs WC Cloakroom
- Garage
- Parking Space
- Convenient Location within Easy Access to Local Amenities, the City Centre and Great Transport Links.

## Property Description

\*\* NO ONWARD CHAIN \*\* MID-TERRACE BUNGALOW \* TWO DOUBLE BEDROOMS \* DOWNSTAIRS WC \* SITTING ROOM \* KITCHEN / DINING ROOM \* BATHROOM \* GARAGE \*

## Main Particulars

Offered with no onward chain this character single storey barn conversion is in an excellent location with easy access to the M5 motorway and local facilities. The property has an entrance hall, cloakroom with W.C. large sitting room and spacious kitchen/diner. There are two double bedrooms with fitted wardrobes and bathroom. Outside, there is a well maintained front garden and a garage with separate parking space

Monkerton 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. Monkerton benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.

Council Tax Band: D

Tenure: Freehold

### Access

Well maintained garden lawn with a variety of plants, shrubs and tree borders.

Wooden double glazed front door and side window into:

### Entrance Hall

Radiator and doors to:

### Cloakroom

Fitted with a close coupled W.C., vanity unit with wash hand basin and cupboard space below. Wall mounted Vaillant gas boiler and electricity circuit board, sky light window and ceiling beam

### Living Room

Recessed full length window with sealed unit double glazing, television and telephone points. Radiator, beam ceilings and wooden double doors through to:

### Kitchen / Dining Room

Fitted with a range of base cupboards, drawers and eye level units. Roll edged work surface, one and a half bowl sink unit with mixer tap and tiled surrounds. Integral electric double oven and hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer.

### Hall

Inner Hallway

Hatch to roof storage area and doors to:

**Bedroom 1**

Double and triple fitted wardrobes. Beamed ceiling, sealed unit double glazed window to the rear aspect and radiator.

**Bedroom 2**

Two built-in wardrobes, ceiling beams, sealed unit double glazed window to the rear aspect and radiator.

**Bathroom**

Fitted with a panelled bath with tiled surrounds and chrome style mixer tap with shower attachment. Pedestal wash hand basin, close coupled W.C., with tiled surrounds. Radiator and skylight window. Wall mounted electric light with shaver point.

**Garage**

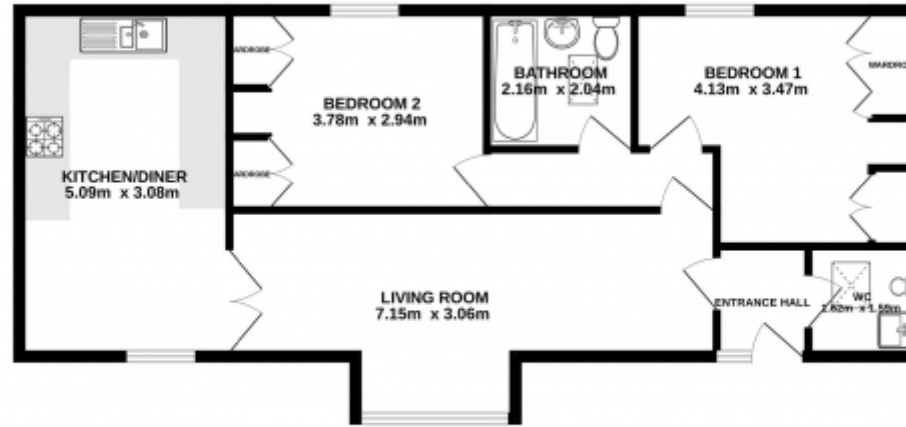
With metal up and over garage door and allocated parking space.

**Services**

There is an annual service charge of approx £147 per annum to include maintenance and electricity for communal areas.



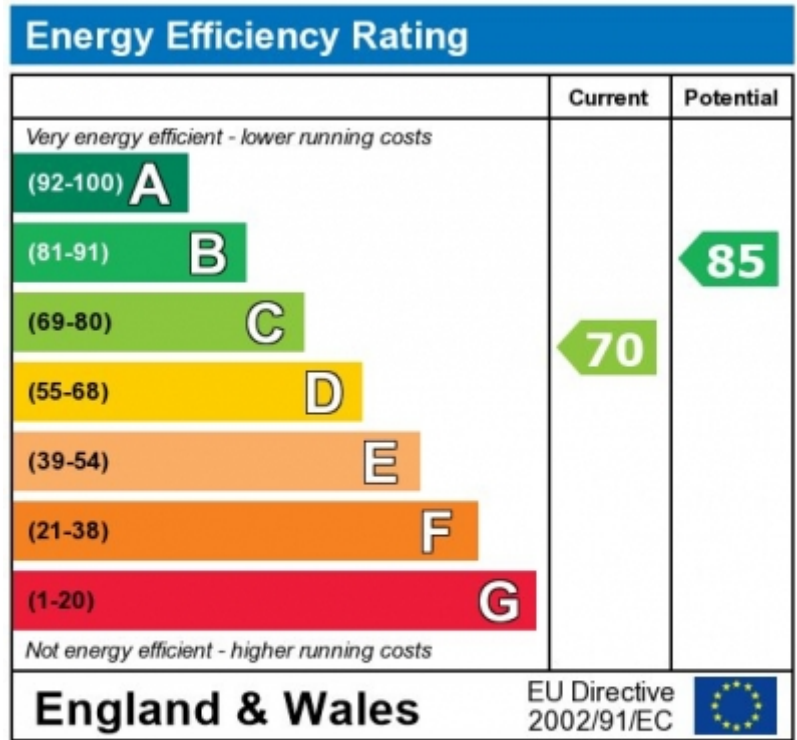
GROUND FLOOR  
69.1 sq.m. approx.



TOTAL FLOOR AREA : 69.1 sq.m. approx.  
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 here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints (2024)

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

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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