



£360,000

Harrington Gardens, Exeter

Bungalow | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- Living / Dining Room
- Conservatory
- Garage & Driveway
- Wrap Around Garden
- Situated in a Quiet Cul-De-Sac

## Property Description

\*\* NO ONWARD CHAIN \*\* \* DETACHED BUNGALOW \* THREE BEDROOMS \* LIVING / DINING ROOM \* KITCHEN \* CONSERVATORY \* BATHROOM \* GARDEN \* GARAGE \* DRIVEWAY \*

## Main Particulars

Offered with NO ONWARD CHAIN this well presented detached 3 bedroom bungalow, situated in a cul-de-sac location close to local amenities. The accommodation comprises entrance hall, L shaped lounge diner, modern kitchen, conservatory, 3 bedrooms and bathroom. Outside there are well maintained gardens to the front and rear, a driveway and garage

Pinhoe 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. Pinhoe 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

The front of the property has a driveway providing off road parking which leads to the garage. Low maintenance garden with plant and shrub borders and mature hedging. A pathway leads to the side of the property.

Obscured PVCu double glazed front door into:

### Entrance Hall

Radiator, hatch to roof space, door to the airing cupboard which has slatted shelving and radiator. Doors to:

### Living / Dining Room

'L' Shaped Living/Dining Room

Spacious room with PVCu double glazed windows to the front and side aspects. Two radiators and feature fireplace with gas fire inset.

### Kitchen

Fitted with a range of base cupboards, drawers and eye level units. Roll edged work surface with tiled surrounds, stainless steel single bowl sink unit with mixer tap. Integral electric oven and gas hob. Radiator, space and plumbing for washing machine, refrigerator and slimline dishwasher. PVCu double glazed door and window through to the:

### Conservatory

Pitche polycarbonate roof, PVCu double glazed windows to the rear and sliding patio doors opening onto the rear garden. Radiator and door to the garage.

### Bathroom

Fitted with a white suite comprising a panelled bath with tiled surrounds. Mira sport shower, pedestal wash hand basin, close coupled W.C., obscured PVCu double glazed window to the side aspect, spot lighting, radiator and wall mounted electric shaver point.

### **Garden**

Side Garden Area

Which leads to the rear garden.

### **Garden**

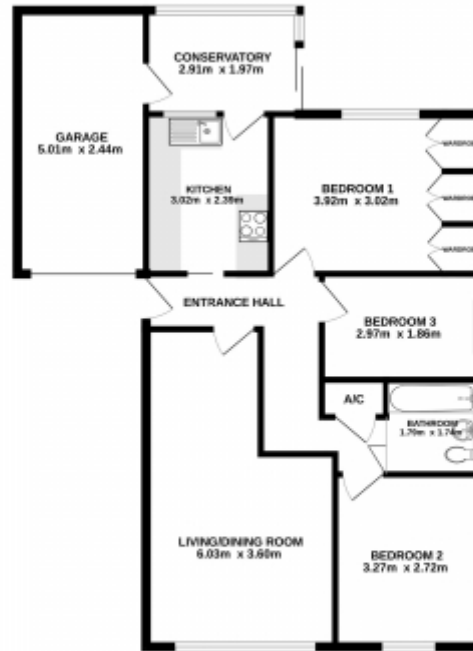
A good sized paved patio and seating area with gravelled borders. Wooden garden shed. The garden is enclosed with timber fencing. Outside light and water tap.

### **Garage**

Metal up and over door. Houses the gas and electricity meters. PVCu double glazed window to the rear, power and lighting.



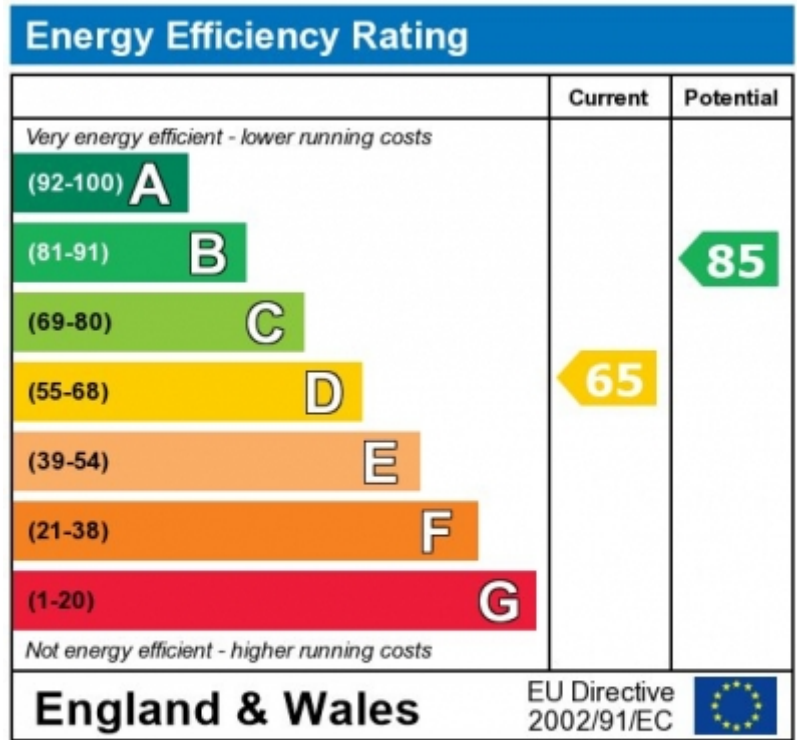
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of areas, volumes, contents and any other items are approximate and responsibility is taken by the client. The plan is for illustrative purposes only and should be used as a guide only. The actual layout and dimensions may vary from the floorplan and we guarantee no liability for errors or omissions. Please visit [www.foxtons.co.uk](http://www.foxtons.co.uk)

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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