



£325,000 Guide Price

Cobley Court, Pinhoe, Exeter

Terraced House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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Step Inside

Key Features

- Guide Price £325,000 - £335,000
- No Onward Chain
- Modern Mid Terrace Home
- Three Bedrooms
- Master Bedroom with Ensuite
- Bright & Spacious Rear Aspect Living Room
- Kitchen/Diner
- Convenient Downstairs WC
- Garage & Off Road Parking
- Popular Monkerton/Pinhoe Location

Property Description

* GUIDE PRICE £325,000 - £335,000 * NO ONWARD CHAIN * MID TERRACE * THREE BEDROOMS * MASTER WITH ENSUITE * BRIGHT LIVING ROOM * SPACIOUS MODERN KITCHEN / DINER * ENCLOSED REAR GARDEN * GARAGE AND OFF ROAD PARKING * EXCELLENT TRANSPORT LINKS AND PROXIMITY TO AMENITIES *

Main Particulars

A bright, spacious and modern three bedroom home situated in the prime location of Pinhoe. This home comprises an entrance hall, cloakroom, living room, beautiful kitchen/dining room, three bedrooms, master bedroom with an en-suite shower room and a family bathroom. There is an enclosed rear garden and garage with parking in front.

A viewing is highly recommended.

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. Pinhoe also has a Rail Station on the main rail route to London, with a service to Waterloo and Exeter. Pinhoe benefits from local shops, post office, village hall, library and popular schools for all ages are within easy reach.

Council Tax Band: D

Tenure: Freehold

Access

Obscured composite front door with obscured uPVC double glazed side window into:

Entrance Hall

Telephone point, stairs to the first floor landing, radiator, understairs storage cupboard and door to:

Cloakroom

Fitted with W.C. with concealed cistern, wash hand basin with tiled splash back. Wall mounted radiator, extractor fan and spotlights. Obscured uPVC double glazed window to the front aspect.

Kitchen/Diner

3.18m X 4.13m (10'5" X 13'6")

An excellent range of grey, modern shaker style eye level, base and drawer units with wood effect worktop over and matching upstand. Integrated four ring electric hob with glass splash back and stainless steel extractor hood over and integrated electric oven. One and a half bowl Blanco sink unit. Space and plumbing for washing machine. Space for fridge/freezer. Cupboard housing the community heating system. Downlighters, an extractor fan and wall mounted radiator. uPVC double glazed window to the front aspect.

Living Room

6.07m X 3.25m (19'10" X 10'7")

uPVC double glazed French doors opening onto the rear patio. uPVC double glazed window to the rear aspect. Two wall mounted radiators and television point.

First Floor Landing

Hatch to roof space, built-in storage cupboard with slatted shelving and doors to:

Master Bedroom

3.40m X 3.68m (11'1" X 12'0")

uPVC double glazed window to the rear aspect. Wall mounted radiator. Door to:

En-suite Shower Room

Double shower enclosure with glazed screen, monsoon style shower head and mixer shower. Geberit W.C, wash hand basin and mixer tap with built-in vanity unit beneath. Tiled surrounds, tiled shelving, wall mounted electric shaver point, extractor fan, chrome heated towel rail and downlighters.

Bedroom 2

3.40m X 2.77m (11'1" X 9'1")

uPVC double glazed window to the front aspect. Wall mounted radiator.

Bedroom 3

2.59m (Maximum) X 3.30m (Maximum) (8'5" (Maximum))

uPVC double glazed window to the rear aspect. Wall mounted radiator.

Bathroom

2.59m X 1.78m (8'5" X 5'10")

Modern white fitted Geberit suite comprising a wall mounted wash hand basin, panelled bath with tiled surrounds, W.C. with concealed cistern. Chrome heated towel rail, downlighters, extractor fan and wall mounted electric shaver point. Obscured uPVC double glazed window to the front aspect.

Garden

A good sized paved patio with steps that lead up to another garden tier. Door into:

Garage

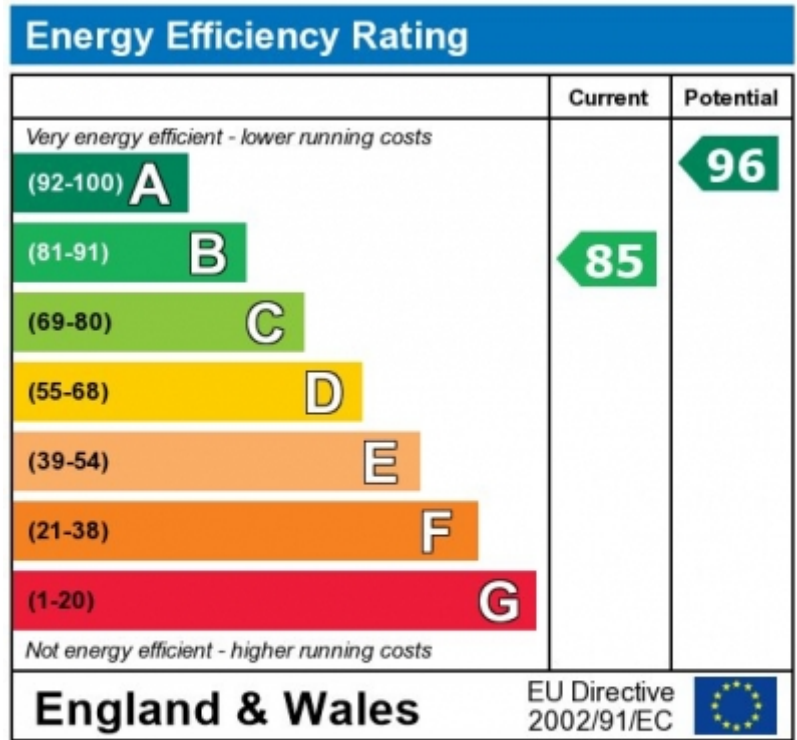
Metal up and over door, eaves storage, power and lighting.





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

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