

*** ONLINE VERSION *** | Church Hill, Pinhoe

OIRO £295,000



DWE2956

Detached

4 Bedrooms

A WELL BUILT INDIVIDUAL DETACHED FAMILY HOUSE ON THE EDGE OF THIS POPULAR VILLAGE AND ENJOYING SOME INTERESTING OPEN VIEWS. CLOSE TO LOCAL AMENITIES & SOUGHT AFTER JUNIOR SCHOOL

* COVERED ENTRANCE * ENTRANCE LOBBY/VESTIBULE * 'L' SHAPED HALL WITH CLOAKROOM * INTER CONNECTING LOUNGE/DINING ROOM * DUAL ASPECT KITCHEN * LANDING * TWO DOUBLE BEDROOMS * TWO SINGLE BEDROOMS * FAMILY BATHROOM * GAS CENTRAL HEATING * UPVC WINDOWS * GARAGE * RELATIVELY EASY MANAGED GARDEN *

SITUATION

Ashleigh is an interesting and well situated detached family house thought to have been built in the 1960's, it is of traditional brick and concrete block cavity wall construction contained under a tiled roof, there is the benefit of a full gas fired central heating system.

The accommodation is nicely proportioned and conveniently arranged over two floors and most of the principal rooms enjoy some very fine far reaching views. All the principal village amenities including shops, public houses, schools and churches are within a 10 minute walk. The main city centre bus route is close at hand and the railway station with direct access to the city is again within relatively easy walking distance. The gardens are of particular merit as they have a fine selection of specimen trees, shrubs and flowering bushes, many of which fall well into the specimen category. There is also benefit of planning permission for the creation of a large detached 3 car garage.

DIRECTIONS

From the centre of Pinhoe by the Spar shop turn into Church Hill, proceed up the hill for approximately 400 yards and Ashleigh will be seen on the left hand side, set back on the roadway itself.

ACCOMMODATION

The following accommodation, with approximate measurements, is afforded:

Covered entrance:

ENTRANCE LOBBY/VESTIBULE: with BT telephone point. Glazed window to the side. Alarm junction panel. Twin glass panelled doors open into:

RECEPTION HALL: Two central heating radiators. Large under stairs storage cupboard with hanging space for coats etc. accessed from twin louvered doors.

CLOAKROOM: with WC. Low level suite. Wash hand basin. H&C with tiled surround.

LOUNGE/DINING ROOM: 26' x 11'10" (7.92m x 3.61m) reducing in size to 10'3" (3.12m) at the Dining Room end. With an attractive feature open fireplace with deep grate and slate hearth. Coving to ceiling. Two double bank central heating radiators. Ample TV and electric points throughout. Upvc sliding patio doors, affording direct access to the garden area. Dual aspect to both South and West.

KITCHEN/BREAKFAST ROOM: this is a well proportioned room and measures 11'6" x 10'8" (3.51m x 3.25m) affording a range of matching work surfaces with wood effect base units and again, with matching wall cupboards. Incorporated within the work surface area is a built-in electric five ring hob with a 'wok' burner unit. Built-in electric oven, extractor fan over. Plumbing for washing machine. Space for a fridge. Built-in and integrated dishwasher. Central heating radiator. Dual aspect windows to both the front and side. Partly glazed panelled door giving direct access to the side rear garden.

MEZZANINE LANDING: with large feature window and display shelf.

FIRST FLOOR LANDING: with hatch to roof space.

BEDROOM 1: 12'7" x 11'9" (3.84m x 3.58m) central heating radiator. Built-in wash hand basin with vanity base cupboard. Large built-in double wardrobe unit. Upvc window affording far reaching views over Exeter to the Haldon Hills beyond and having glimpses of the Exe Estuary.

BEDROOM 2: 11'8" x 10'3" (3.56m x 3.12m) double width airing cupboard with lagged copper cylinder, slatted shelving, overhead storage and an adjoining single cupboard, again with shelving. Upvc window, views not dissimilar, as previously mentioned.

BEDROOM 3: 10' x 8'8" (3.05m x 2.64m) front aspect. Radiator and electric points.

BEDROOM 4: 7'6" x 6'2" (2.29m x 1.88m) Upvc window with nice southerly aspect towards the village. Ideal for use as

mini office.

BATHROOM

With a matching coloured blue suite. Wash hand basin set within vanity cupboard. Low level WC suite. Fully tiled wall surrounds. Upvc glazed window.

OUTSIDE

Ashleigh is approached to the front by a tarmacadum driveway providing additional off-road parking for 1/2 cars, with security light and affording access to **SINGLE GARAGE** with roller door measuring approximately 19' x 9' (5.79m x 2.74m) with electric and power laid on and additional storage within the rafter space above.

The gardens which surround are principally laid to lawn, interspersed with patios, pathways and some delightful herbaceous borders with some very interesting and rare flowering trees, shrubs and very colourful bushes which are an absolute delight during the Spring and Summer flower period.

TENURE: Freehold

NOTE

There is planning permission for the erection of a large detached 3 car garage, plans of which may be seen upon request with the owner.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





London Representative Office: 119-121 Park Lane, Mayfair, London, W1K 7AG
Telephone: 020 7409 4657

team
www.teamprop.co.uk