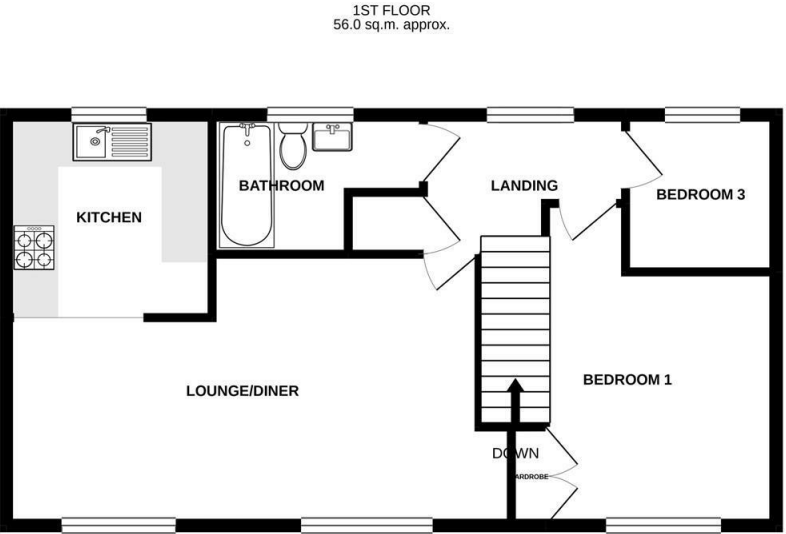
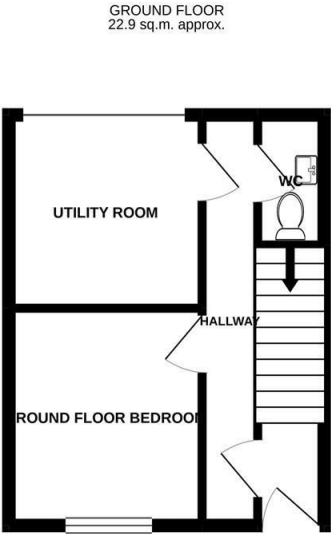




£245,000

FREEHOLD



TOTAL FLOOR AREA : 78.9 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 11 Hawkins Road, Pinhoe, Exeter, Devon, EX1 3UW

A modern detached 3 bedroom house in a popular residential development. The property has a ground floor bedroom, utility room and W.C. On the first floor is a large living/dining room with opening to the modern kitchen, two further bedrooms and bathroom. Gas central heating and PVCu double glazing. Outside there is a low maintenance garden to the front and a driveway at the rear. EPC Rating: C

Accommodation Comprising:

Composite obscure glazed front door into:

Entrance Hall

Radiator, stairs to first floor, door to:

Ground Floor Hallway

Radiator, doors to:

Ground Floor Bedroom

2.9m x 2.51m (9'6" x 8'2")

Obscured UPVc double glazed window to front and gas central heating radiator.

Ground Floor WC

With close coupled WC, pedestal wash hand basin with tiled splashback, radiator and extractor fan.

Utility Room

2.59m x 2.55m (8'5" x 8'4" )

Space and plumbing for washing machine and tumble dryer, wood effect flooring and metal up and over door which leads to the parking at the rear of the property.

First Floor Landing

PVCu double glazed window to the rear, hatch to roof space, radiator, built-in storage cupboard.

Bathroom

2.65m x 1.86m (maximum) (8'8" x 6'1" (maximum))

Obscured PVCu double glazed window to rear, panelled bath with tiled surrounds and mixer shower, radiator, close coupled WC, pedestal wash hand basin, spotlighting, extractor fan.



Spacious Lounge/Diner

6.92m x 3.37m overall (22'8" x 11'0" overall)

Spacious room with two PVCu double glazed window to front aspect, 2 radiators, leading through to :



Kitchen

2.71m x 2.75m (8'10" x 9'0")

PVCu double glazed window to rear, the kitchen has a range of white base fronted cupboards, drawers and eye level units, roll edge wood effect work surface with matching upstand, stainless steel sink unit with mixer tap, space and plumbing for washing machine, integral 4 ring gas hob, electric oven with extractor hood over and stainless steel splashback, space and plumbing for dishwasher, space for fridge/freezer, Ideal Logic gas boiler serving domestic hot water and central heating.



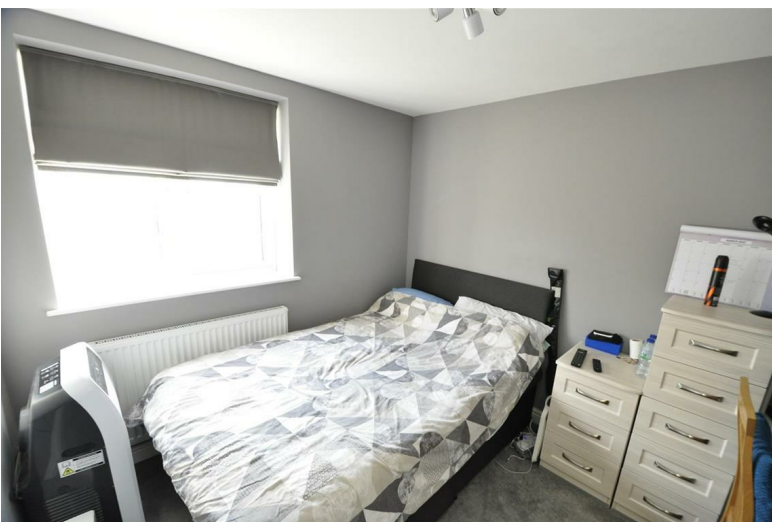
Bedroom 1

3.08m x 3.08m plus built-in wardrobes and door rec (10'1" x 10'1" plus built-in wardrobes and door rec)

PVCu double glazed window to front, gas central heating radiator, built-in wardrobes.



Bedroom 2



Bedroom 3

2.0m x 2.13m (6'6" x 6'11")

PVCu double glazed window to rear, built-in wardrobes and cupboard, radiator.

Outside

The front of the property has a wooden gate which leads to the low maintenance artificial front garden which has a pathway to the front door.



Rear of Property

At the rear of the property there are 2 allocated parking spaces and an outside water tap.

Council Tax

B

Area - Pinhoe

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**Property Misdescriptions Act 1991**  
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.