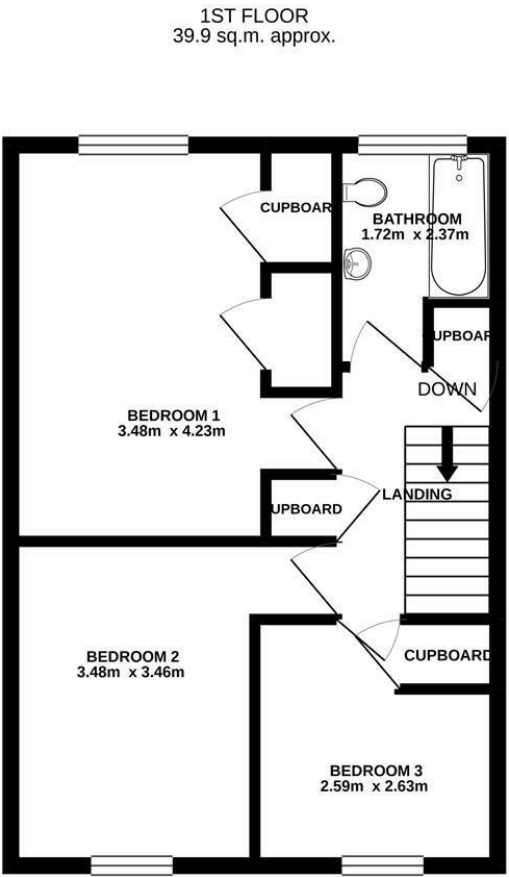
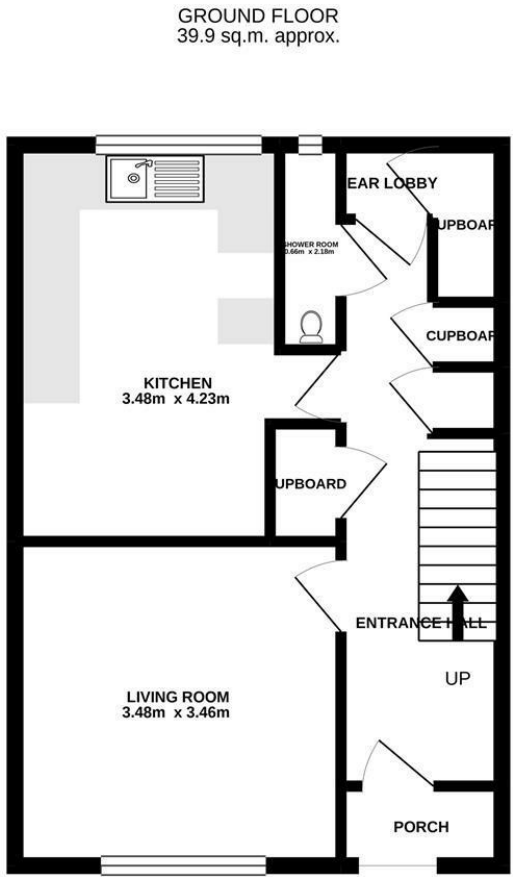




Asking Price £225,000 **FREEHOLD**



TOTAL FLOOR AREA : 79.9 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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12 Langaton Gardens, Pinhoe, EXETER, Devon, EX1 3RZ

A 3 bedroom house in a popular residential area in need of some updating. Living room, ground floor shower room, kitchen, 3 bedrooms and bathroom. There are front and rear gardens and the property is offered with NO ONWARD CHAIN. EPC Rating: D



12 Langaton Gardens, Pinhoe, EXETER, Devon, EX1 3RZ

Asking Price £225,000 FREEHOLD

Accommodation Comprising:

Obscured PVCu double glazed front door into:

Entrance Porch

Storage cupboard, wooden front door to:

Hallway

Stairs to first floor landing, night storage heater, 3 built-in storage cupboards, door to:

Ground Floor Shower Room

Close coupled W.C. and wet room area with PVCu double glazed window to rear, wall mounted shower, tiled flooring and walls.

Rear Lobby

PVCu double glazed door to rear garden, large storage cupboard.

Living Room

3.48m x 3.47m (11'5" x 11'4")
Night storage heater and PVCu double glazed window to front, telephone and television points.



Kitchen/Diner

4.22m x 2.66m plus door recess (13'10" x 8'8" plus door recess)
PVCu double glazed window to rear, the kitchen has a range of base cupboards, drawers and eye level units, roll edge wood effect work surface with

matching upstand, one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer and space for cooker.



First Floor Landing

Hatch to roof space, 2 built-in storage cupboards, doors to:

Bedroom 1

4.26m x 2.68m (13'11" x 8'9")
PVCu double glazed window to rear, built-in airing cupboard housing the lagged hot water cylinder with slatted shelving and further built-in wardrobe.



Bedroom 2

3.44m x 2.67m plus door recess (11'3" x 8'9" plus door recess)
PVCu double glazed window to front.

Bedroom 3

2.5m x 2.7m maximum (8'2" x 8'10" maximum)
PVCu double glazed window to front and built-in storage cupboard.

Bathroom

2.37m maximum x 1.85m (7'9" maximum x 6'0")
Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level W.C., obscured PVCu window to rear, heated towel rail and tiled walls.

Outside

The front of the property is approached via a pathway which leads to the front door. There is a lawned front garden.

Rear Garden

The rear garden has a pathway and paved area with garden lawn, storage shed and gate providing rear access. There is also a timber fencing and brick retaining wall.



Council Tax

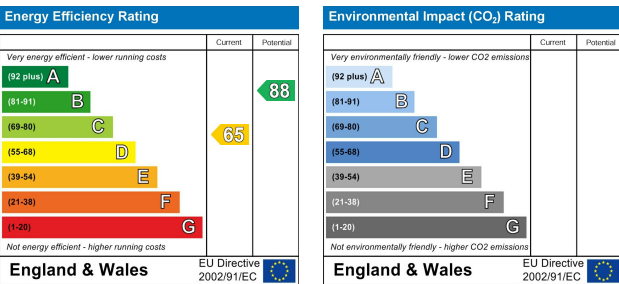
Band C.

Directions

From our office proceed down Station Road and turn left just before the level crossing into Causey Lane. Continue along the road and Langaton Gardens can be found on the right hand side

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.



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.