



SOUTHGATE

ESTATES



*24 Harringcourt Road,
Exeter, Devon, EX4 8PQ*

£400,000 - £410,000 Guide Price



Four Bedrooms, Semi-Detached House, Garage & Driveway, Enclosed Garden, Well-Presented, Excellent Location

A well-presented four bedroom family home located in the popular area of Pinhoe. The property enjoys far-reaching views to the front, and benefits from gardens to the front and rear, a long driveway, and a garage with power and lighting. The internal accommodation briefly consists of an entrance hallway, a modern kitchen, and a living room with an archway to the dining room. Upstairs, across two floors, are the four bedrooms (with an en suite cloakroom to the master), plus a bathroom and separate cloakroom.

Pinhoe boasts easy access to local shops, schools and restaurants, as well as GP and dentist surgeries. The area is also just a short drive from Exeter's City Centre as well as surrounding rural villages and country walks. In addition, there are excellent transport links, including Pinhoe Railway Station and bus services.





Ground Floor The front door opens to the inviting entrance hallway which offers stairs to the first floor, incorporating storage below, along with doors to the living room and kitchen. The living room to the front of the property enjoys a large window allowing a good-degree of natural lighting. There is also a feature log-burning stove, and an archway through to the dining room, providing both rooms with an open-plan feel. The dining room is well-proportioned and benefits from a window to the rear aspect, and a door into the kitchen. The modern kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob and extractor hood over, a dishwasher, plus there is a space for a tall fridge freezer. There is also a window to the rear aspect and a door leading to the garden.

First Floor The first floor is complemented by a large window to the side aspect, and accommodates three of the bedrooms, plus the bathroom and cloakroom. The larger two bedrooms both have the advantage of built-in wardrobes, allowing a good amount of storage space, with windows to either the front or rear aspects. The other bedroom on this floor is a single room and also features a window to the front aspect, with far-reaching views. Finally, the bathroom comprises a P-shaped bath with a mixer tap and shower over, a pedestal wash basin with a mixer tap over, and an obscured window to the rear aspect. The separate cloakroom includes a close-coupled WC and an obscured window to the side aspect.



Second Floor Stairs rise to the second floor landing which provides access to the eaves storage, a door to the master bedroom, and a window to the front aspect. The sizeable master bedroom is complemented by windows to the side and front aspects, with beautiful far-reaching views to the front. There is also storage into the eaves, as well as a built-in wardrobe and cupboard. A door opens to the en suite cloakroom which incorporates a wash basin with a mixer tap over and vanity unit below, a hidden cistern WC and a skylight to the rear aspect.

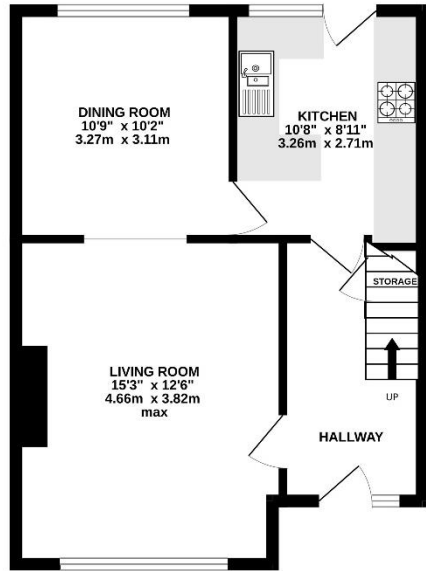
Garden, Garage & Driveway Doors open out to the well-proportioned enclosed garden, which has the advantage of a patio area leading out from the kitchen, providing an ideal space for outdoor dining. Steps lead to a gravelled section where there is a pond offering a peaceful spot for seating. The top section of garden is mainly laid to lawn, with the addition of an area of decking, enjoying far-reaching views. To the front of the property is a driveway, allowing ample off-road parking. An up-and-over door opens to the garage which includes a window to the rear, and is serviced by power and lighting.

Property Information Tenure: Freehold. Council tax band: D.

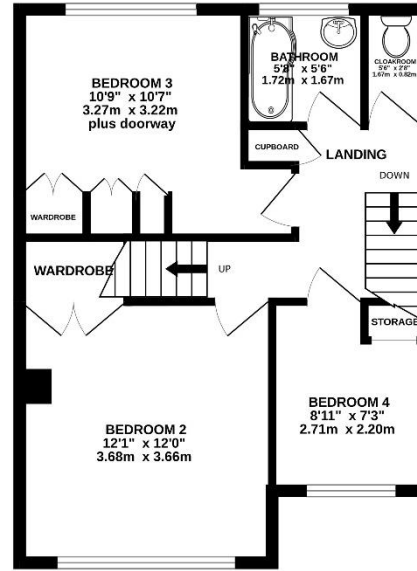
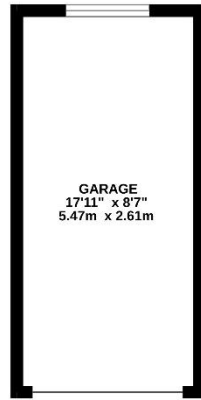




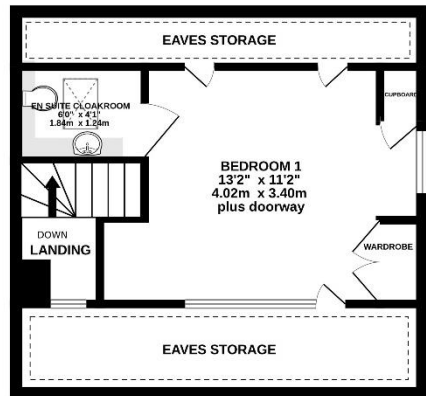
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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