



SOUTHGATE

ESTATES

9 Harrington Drive,
Exeter, Devon, EX4 8PD
£449,950



Three Double Bedrooms, Detached Bungalow, Generous Gardens, Ample Driveway, Garage, Popular Location

A sizeable detached bungalow located in the popular area of Pinhoe. The property boasts far-reaching views out towards Exmouth, and also features a generous garden to the rear, a garage and ample driveway. The internal accommodation consists of an entrance porch and hallway, a bay fronted living room, conservatory, kitchen, dining room and utility room. To the rear are the three double bedrooms with an en suite to the master and the main family bathroom.

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.





Accommodation The front door opens to an entrance porch and hallway, which provides access to each of the main internal rooms, and two built-in storage cupboards. The spacious living room enjoys a box bay window to the front aspect with views across the surrounding area, along with a further internal window to the side. There is also a feature fireplace and access to both the dining room and conservatory. The conservatory is a pleasant room providing an ideal space for seating to admire the far-reaching views, with windows to the front, side and rear aspects. A useful utility room incorporates a fitted worktop with space below for a washing machine and dishwasher. The Ideal boiler is also located here, along with access to the garden and an archway to the kitchen. The kitchen is well-proportioned and 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. Space is provided for an oven and a tall fridge freezer, and there is also a window to the side aspect. Double doors open into the dining room which features a window to the front aspect, also complemented by far-reaching views, and ample space for a dining table.

The three bedrooms situated to the rear of the property are all good-sized doubles, with the master bedroom boasting built-in storage and an en suite shower room. Lastly, the bathroom comprises a bath, a close-coupled WC and a pedestal wash basin.

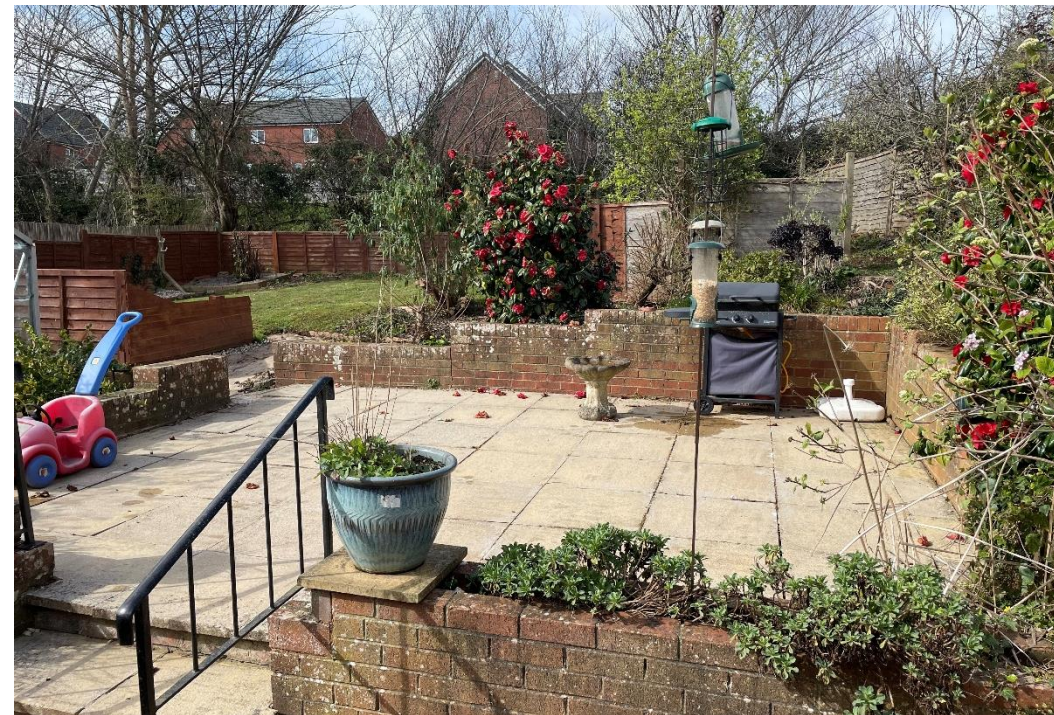


Garden The property benefits from a substantial enclosed garden to the rear, which offers a patio area with steps to a further raised patio, encompassed by a variety of well-established plants and shrubs.

The remainder of the garden is mostly laid to lawn with further attractive greenery, a greenhouse and there is also a gate allowing side access.

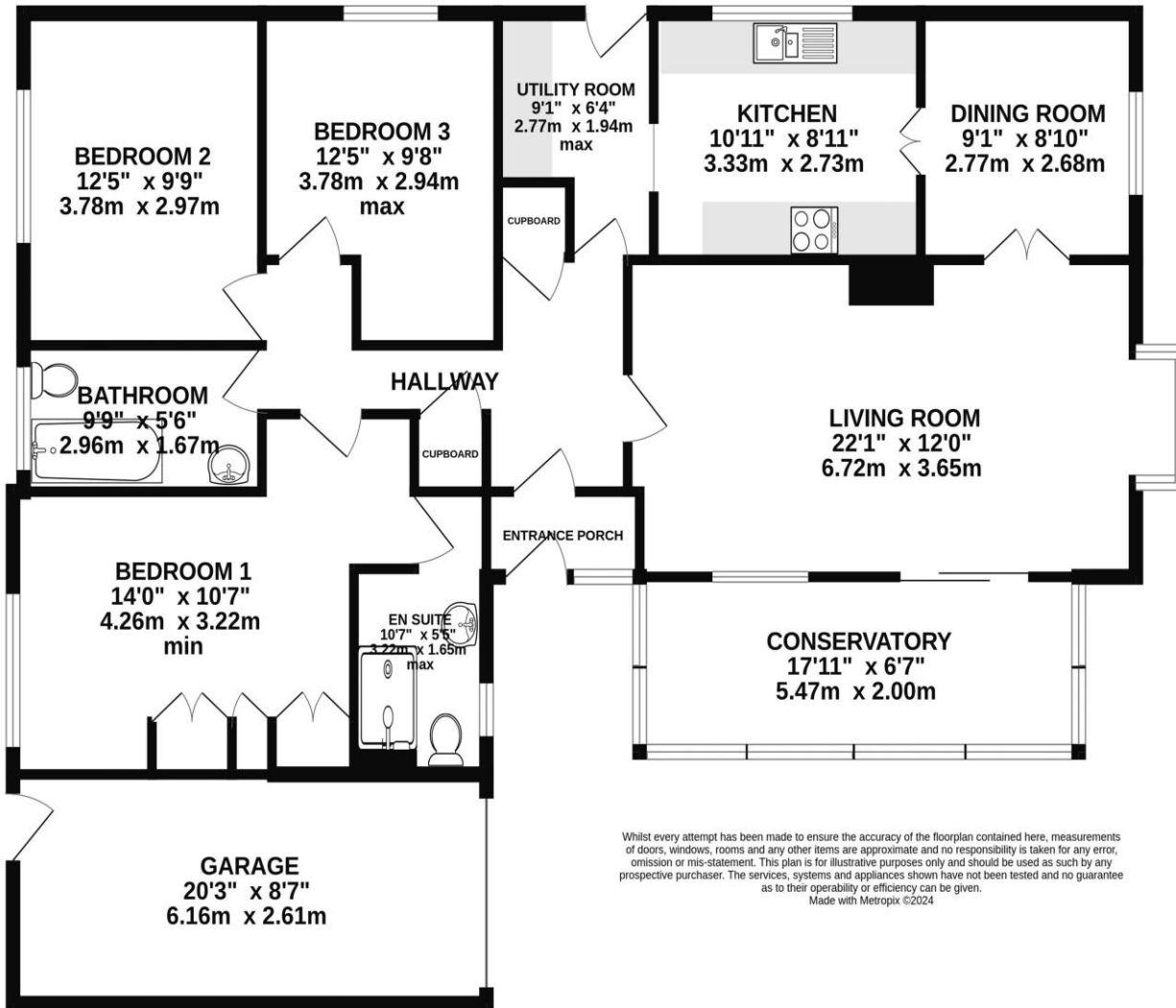
Garage & Parking The property has the advantage of a large driveway allowing off-road parking for multiple vehicles. An electric up and over door opens to the garage which includes a service door to the garden.

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





HARRINGTON DRIVE



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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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