



Matthews Court, Harrington Lane, EX4 8NX

Guide price: £290,000

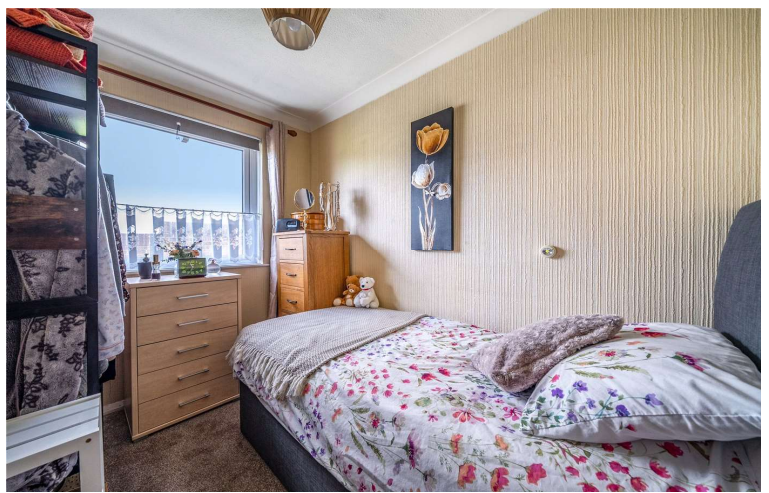
A well-presented three-bedroom end of terrace house benefiting from a spacious sitting room, large private garden, residents parking and garage. Situated in quiet residential area of Pinhoe.

Winkworth

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Description:

Ground floor:

The property is accessed via a set of steps up to a stone slab path.

Sitting/dining room: A spacious and bright living area. Rear and side facing windows, door to the private rear garden, carpet flooring and two radiators.

Kitchen: A mixture of wooden wall and base storage units, roll top work surface, rear facing window, wood effect vinyl flooring, built in sink/drainage, extractor fan, space for a standalone oven, fridge/freezer, dishwasher and washing machine.

Bedroom three/study: Currently configured as a bedroom, carpet flooring, window overlooking the front aspect and radiator.

Bathroom: Modern bathroom, comprising of tile flooring, bath with stand over shower and screen, low level W/C, and wash basin.

First floor:

Bedroom one: Large double bedroom, built in storage and wardrobe, dormer window overlooking the front aspect, carpet flooring and radiator.

Bedroom two: Further double bedroom, dormer window overlooking the front aspect, carpet flooring and radiator.

Outside:

The substantial and sunny rear garden with stunning views over Exeter is one of the true highlights of the property. It is mostly laid to lawn with surrounding planting beds featuring a mixture of mature plants and shrubs. The patio area provides a space to use the garden all year round.

A single garage comes with the property and there is residents parking available.

Location:

Matthews Court is located just off Harrington lane in the heart of the residential area of Pinhoe. The area benefits from excellent transport links including regular buses and Pinhoe train station which is on the London Waterloo line. Pinhoe also has many local parks, shops, pubs, supermarkets and a doctors surgery.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

Agents Note:

There is a charge of £25.00 per month per property, to maintain the communal gardens and parking areas.



At a glance...

Well-presented throughout.

Three bedrooms

End of terrace house

Large open plan living area

Modern bathroom

Large private rear garden

Residents off-road parking

Single garage

EPC: C

No onward chain

PROPERTY INFORMATION:

Freehold

Council tax Band: C

Mains electric, gas, water and drainage.

Internet: Standard broadband is available (checked on openreach) with ADSL copper broadband.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

Harrington Lane, Exeter, EX4

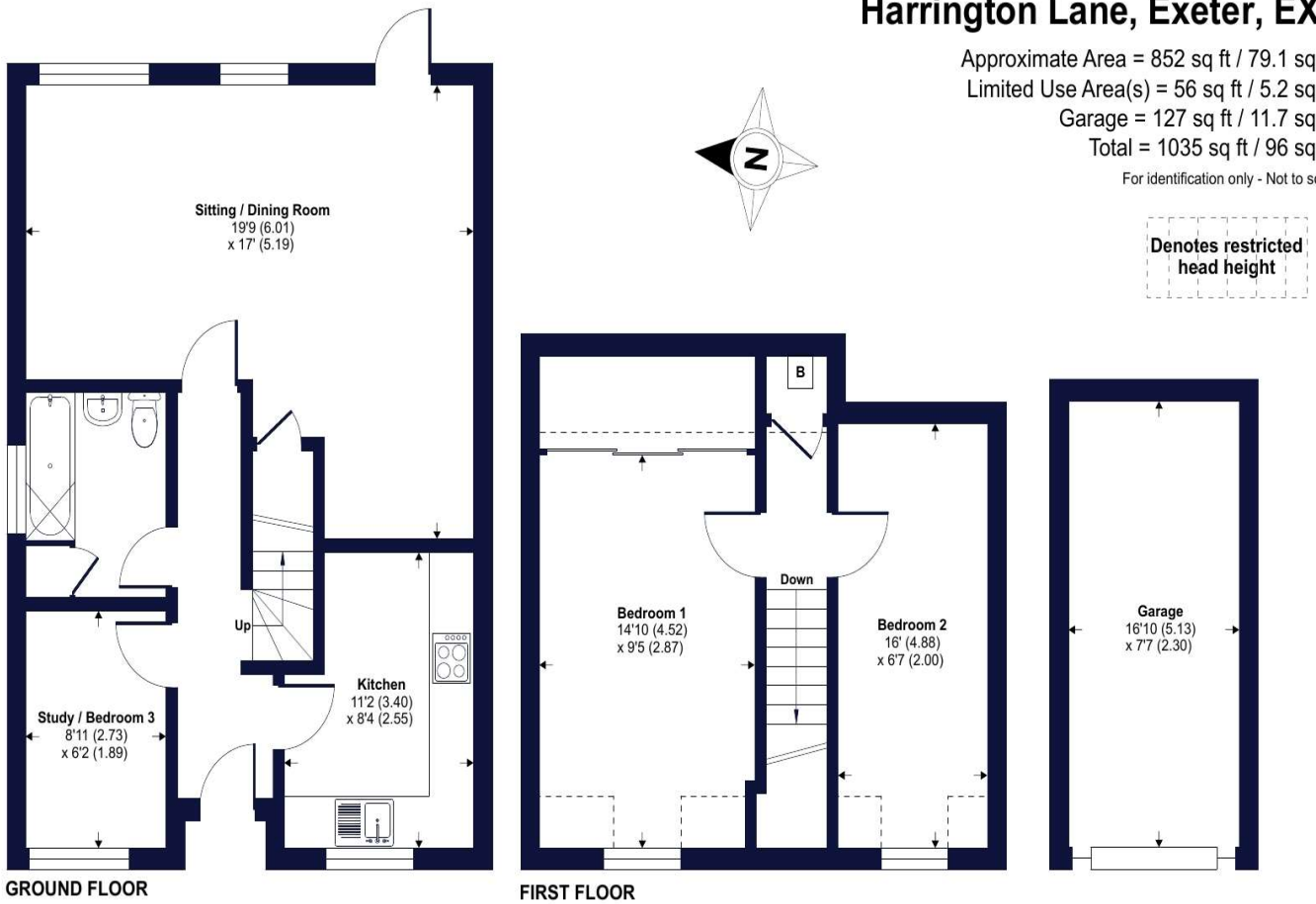
Approximate Area = 852 sq ft / 79.1 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1035 sq ft / 96 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Winkworth. REF: 1136634



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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