



  
SOUTHGATE  
ESTATES

£295,000



9 Pine Avenue, Exeter, Devon, EX4 2DU





## *9 Pine Avenue*

A spacious two bedroom semi-detached bungalow located in the popular area of Exwick with stunning views across the city. The property also features an enclosed garden to the rear with a raised terrace to enjoy the view, a driveway and a garage. The internal accommodation briefly consists of an entrance hallway, a living room, kitchen and garden room, as well as two bedrooms and a shower room.

The property is ideally situated to benefit from a variety of nearby amenities, including a number of parks, a pub, a primary school, GP surgeries and grocery/convenience stores. There are also good public transport links in and out of the city, with regular bus routes, and both Exeter St Davids and Exeter Central Train Stations.





Accommodation The front door opens to the entrance hallway which provides access to the living room, the two bedrooms and the shower room. There is also a useful storage cupboard and a hatch to the loft. The living room is an attractive reception room enjoying French doors opening directly out to the rear garden, as well as a feature fireplace and access to both the kitchen and garden room. The garden room is a pleasant, multi-functional space that is complemented by windows to three aspects with beautiful far-reaching views, extending out toward Exeter Cathedral and beyond. French doors open out to the garden, and ample space is provided for either seating, or a dining table if preferred. 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 with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, as well as space for a tall fridge freezer, a washing machine and a dishwasher. Additionally, the room benefits from an opening which is perfectly positioned to take advantage from the far-reaching views from the garden room, and a door opens to the outside. The master bedroom is a good-sized double room offering a large window to the front aspect with views out to the side, and the second bedroom is a small double/large single, also benefitting from a window to the front aspect with views, as well as a door leading outside. Lastly, the shower room comprises a double shower cubicle with a rainfall shower head and an additional shower head over, a close-coupled WC and a large wash basin with a mixer tap over and a vanity unit below. There is also a heated towel rail and a frosted window to the side aspect.

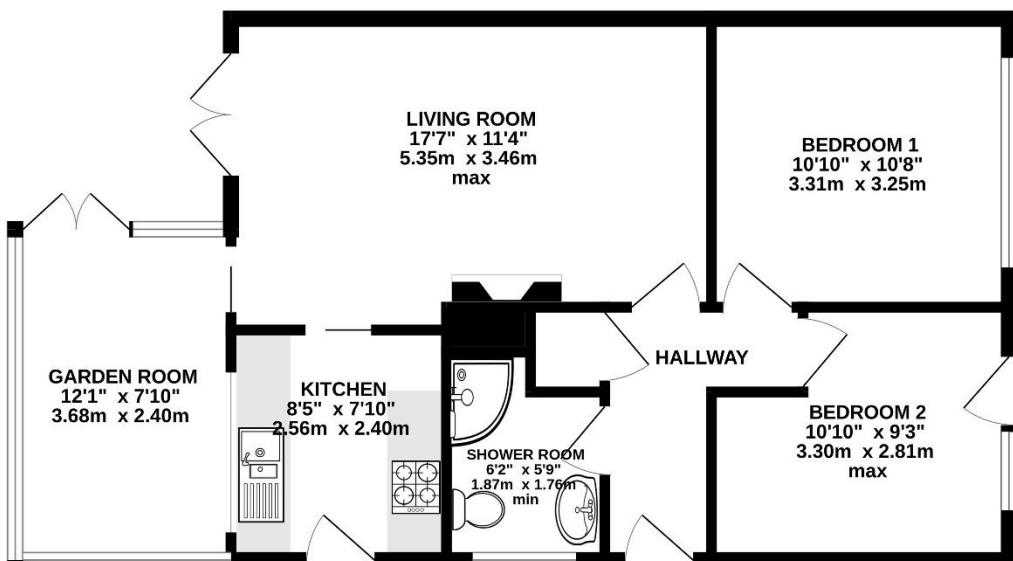
Garden, Garage & Parking Doors open out to the enclosed rear garden which enjoys a raised area of decking leading out from the living accommodation, with stunning far-reaching views and providing an ideal space for seating to enjoy the vista. Steps lead down to the remainder of the garden which is mainly laid to lawn, incorporating various mature plants and shrubs to the border. There are further areas for seating and outdoor dining with a lower terrace, and a circular patio. A gate provides access to the front of the property where the driveway and garage are situated, allowing valuable off-road parking. The garage includes an up-and-over door, plus a window to the rear.

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

- *Semi-Detached Bungalow*
- *Stunning Views*
- *Garage & Driveway*
- *Enclosed Garden*
- *2 Bedrooms*
- *Well-Presented*



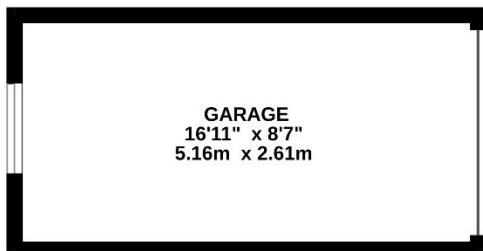
GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



**TOTAL FLOOR AREA:** 794 sq.ft. (73.7 sq.m.) approx.

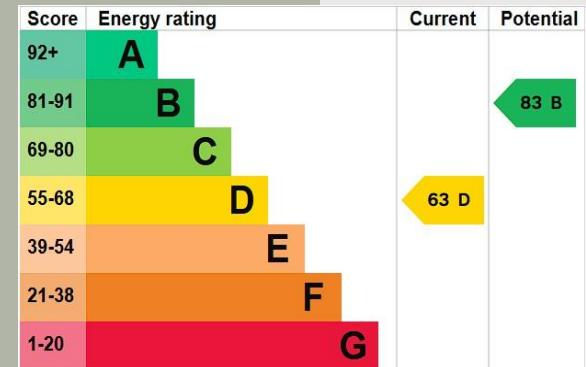
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Performance Rating



[www.tpos.co.uk](http://www.tpos.co.uk)



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