



Matthews Court, Harrington Lane, EX4 8NX

Guide Price: £280,000

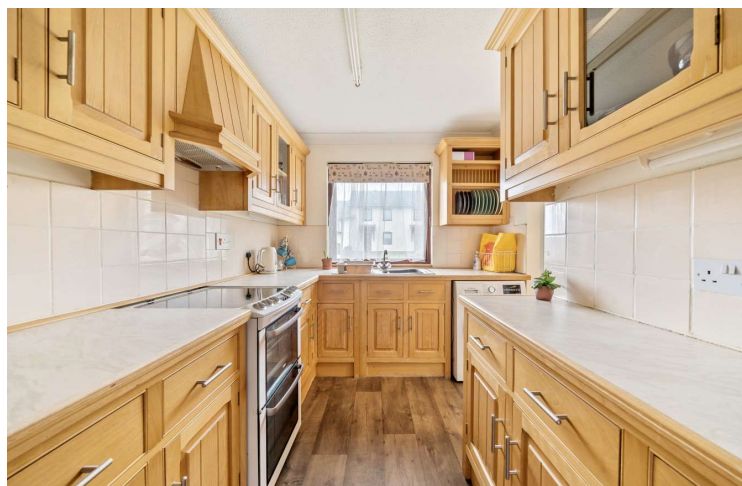
A well-presented three-bedroom end of terrace house with a private garden and garage located within the sought after and residential area of Pinhoe.

Winkworth

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Description

The property:

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

Sitting/dining room: large open plan space, rear and side facing windows, door to conservatory and 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 laminate flooring, built in sink/draiser, extractor fan, space for a standalone oven, fridge/freezer and washing machine.

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

Bathroom: Modern bathroom, laminate flooring, bath with stand over shower and screen, low level W/C, wash basin and heated towel rail.

First floor:

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

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

Outside:

The rear garden comprises of a large stone paved patio which is perfect for use all year around. There is also a raised lawn and planting beds stocked with mature plants and shrubs.

Location:

Matthews Court is very well connected due to its close proximity to excellent transport links including Pinhoe station which is on the London Waterloo line and the bus station 500 yards away with regular buses into Exeter city centre.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance



At a glance...

- Well-presented throughout.
- Three bedrooms
- End of terrace house
- Large open plan living area
- Modern bathroom
- Private rear garden
- Residents off-road parking
- Single garage
- EPC: C

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)
- Rights of way:
There is a right of way over a path at the back of the rear garden for neighbours to access their gardens

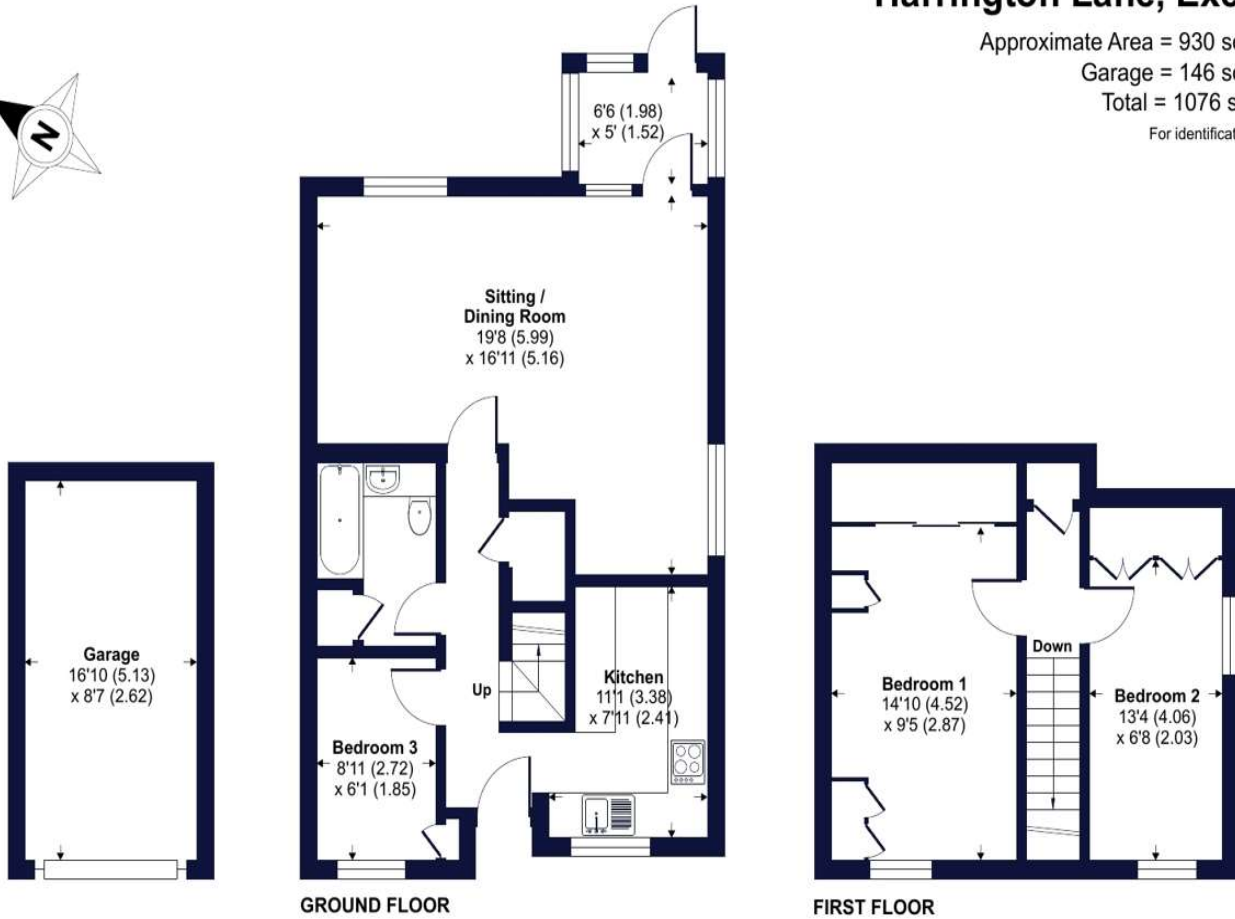
Harrington Lane, Exeter, EX4

Approximate Area = 930 sq ft / 86.4 sq m

Garage = 146 sq ft / 13.6 sq m

Total = 1076 sq ft / 100 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). © nichecom 2023. Produced for Winkworth. REF: 1063313



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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