





SITUATION

Pinces Gardens forms a select close of properties immediately adjoining Cowick Barton playing fields, offering excellent access to the local park and gardens as well as the independent shops within St Thomas and the Quay.

St Thomas is a thriving community, with a range of cafe's, bars and shops and is conveniently located close to the Quay and centre of Exeter. The local train station provides a direct connection to Exmouth, Paignton and Exeter St Davids while the M5 and A30 also just a short distance.

DESCRIPTION

A beautifully refurbished three bedroom property in the heart of the popular community of St Thomas, adjoining Pinces Gardens and Cowick Barton Playing Fields.

The property has been recently extended and modernised to create a stunning family home, enjoying a substantial open plan living space with underfloor heating throughout, bi-fold doors opening into the large, sunny gardens. The property also benefits from off road parking.



ACCOMMODATION

The driveway leads up to the front door and porch which forms a welcoming entrance hall with space for coats and boots. Stairs lead up to the first floor while doors open into the Living Room and separate Play room.

The Living room is a wonderful light room with oak flooring, woodburner and bespoke built in shelves and cupboards in the alcoves.

Flowing naturally from the Living Room is the extended Kitchen/Dining room which now creates an impressive entertaining space at the heart of the house. There is an array of base and wall mounted kitchen units, as well as integrated fridge, freezer, dish washer and double oven, and a electric induction hob in the kitchen island, all within attractive quartz worktops.

The Dining room extension enjoys a stunning view into the garden, with the Bi Fold doors opening onto the adjoining patio and a large roof lantern flooding the room with natural light. The natural limestone flooring works incredibly well with the Underfloor heating throughout the winter.

A separate utility provides plenty of additional storage, as well as space for the washing machine and tumble dryer, W/C and a back door into the garden.

The play room forms a handy second reception room, with cupboard under the stairs and a window overlooking the square.



Upstairs, the master bedroom is a particularly spacious double bedroom with an attractive double aspect and built in wardrobe, while Bedroom 2 and 3 are also good sized double rooms, each with a lovely view across the garden or surrounding park.

The bathroom has been recently fitted to include a modern white suite, comprising bath with shower over, vanity unit and W/C.







OUTSIDE

The block paved driveway provides parking for two vehicles while a path leads around to the back garden.

The back garden has been beautifully landscaped to provide a fantastic space to enjoy the summer, with patio's created to enjoy both the morning and evening sun, surrounded by flowering borders and enjoying a high degree of privacy.



To the side of the house is a substantial shed offering excellent storage for bikes, tools and paddleboards.

SERVICES

Mains gas, water, electric and drainage.



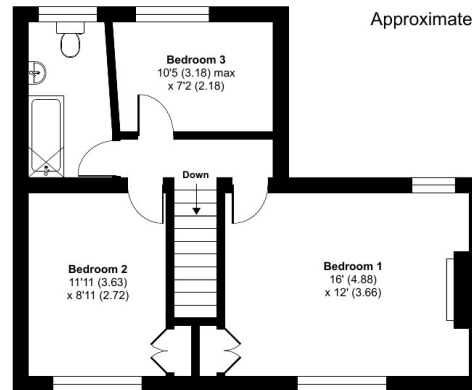
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



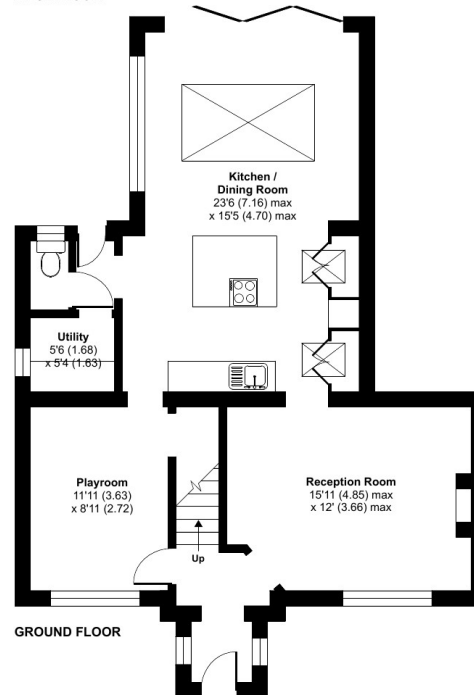
Pinces Gardens, EX2

Approximate Area = 1322 sq ft / 122.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Smart Estate Agent Exmouth Ltd. REF: 1130564



10 Southernhay West, Exeter, Devon,
EX1 1JG

www.smartestateagent.co.uk
exeter@smartestateagent.co.uk
01392 905 906

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.