





SITUATION

Harrington Park is an exciting Linden Homes development in the sought after location of Pinhoe, within close proximity to the centre of Exeter and Topsham. The coastal town of Exmouth and Budleigh offer a fantastic escape to the Jurassic Coastline while Dartmoor and Woodbury Common provide excellent walking and exploring opportunities.

Nearby there is a range of local shops, supermarkets and a selection of outstanding Ofsted-rated schools, as well as excellent road links to the M5 and A30.

DESCRIPTION

A modern and contemporary family home in this sought after location. The house was finished in 2022 to a high specification and would make a fantastic family home. It has been designed with modern living in mind, to provide a comfortable and easy house to live in with a fantastic entertaining space for friends and family.



ACCOMMODATION The front door opens into a generous hallway with a large cupboard providing storage for coats and boots and a separate W/C. Stairs lead up to the first floor and doors open into the Kitchen/Dining Room and the Living Room.

The Kitchen has been well appointed, with a range of base and wall mounted Kitchen units incorporating the single oven and gas hob, with space for the dishwasher and Fridge Freezer. Adjoining the Kitchen is a handy Utility Room, with a stainless steel sink and draining board set into a attractive worktop. There is also space for a Washing Machine and Tumble dryer, as well as a further cupboard built in under the stairs.

The Dining Room makes the Kitchen - Dining Room a really social, entertaining space, with a set of French Doors opening into the Garden and adjoining Patio.

Across the Hallway the Living Room is a lovely, dual aspect room, with several floor to ceiling window's flooding the room with natural light. Upstairs there are three good sized bedrooms. The master bedroom enjoys a en-suite shower room and built in cupboard, while bedroom 2 is a spacious double room too. Bedroom 3 is a well proportioned single room. The family bathroom is a modern white suite with attractive tiles adding stylish colour.



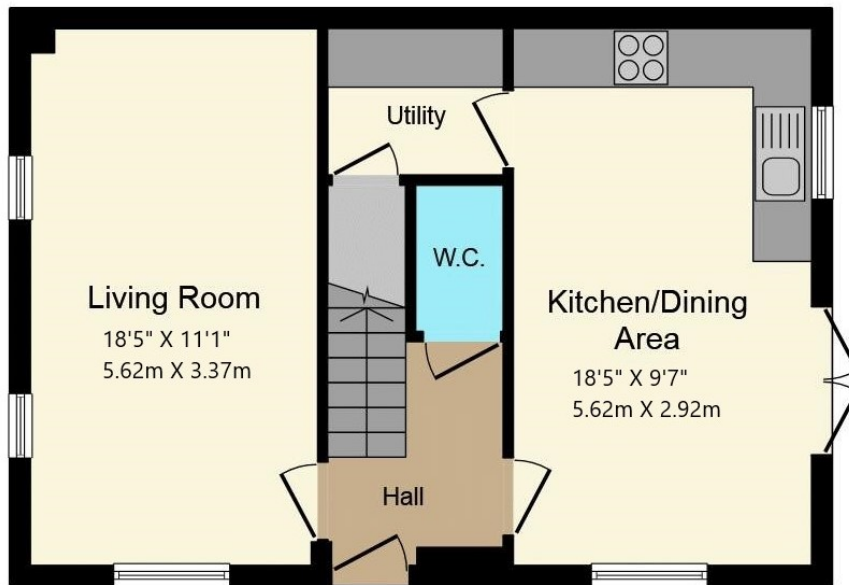
OUTSIDE Adjoining the back gate there are two parking spaces.

The sunny garden has been recently landscaped to make it an easy to maintain. Artificial grass has been set in against the patio to make it easy to look after and a perfect place to enjoy Summer BBQ's. The timber shed provides handy additional storage for bikes.

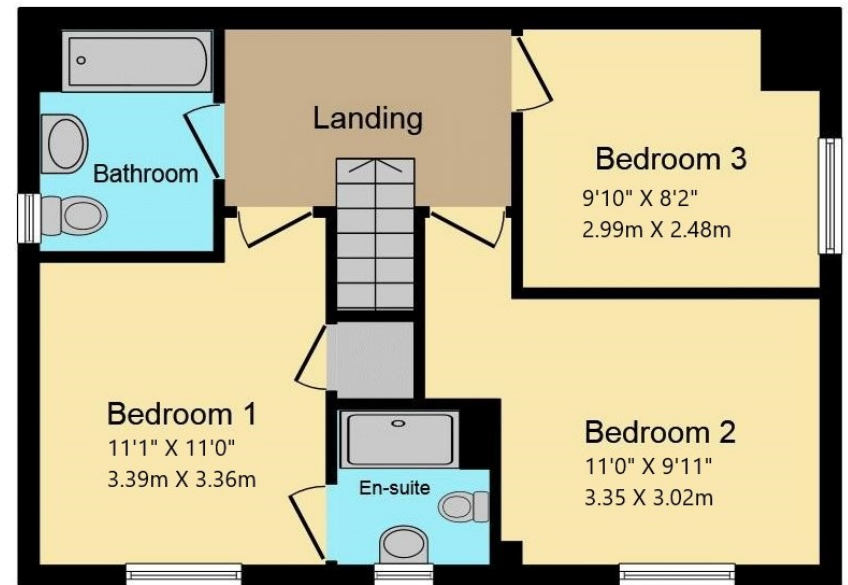
SERVICES All mains services are connected, mains Gas, Water and Electric.







Ground Floor



First Floor



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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.