

Pyneswater House, Upton Pyne, Exeter, EX5 5EQ



Dating back to the 1920's Cooksleys are proud to present this detached family home to the market.

Offering generous accommodation and plot this property sits in a secluded position yet only approximately three miles from Exeter City Centre. The property has been recently renovated by the current owners and the accommodation comprises of Entrance Porch, Kitchen/Dining Area, Utility Room, Lounge, Cloakroom, Three First Floor Bedrooms and Family Bathroom. The property would suit multigenerational living boasting its own annexe, and well maintained gardens with plenty of parking.

Under instructions by our clients, given the location of this property and its proximity to the South West drinking water plant, we are advising interested parties to do a drive by viewing first, before arranging an internal viewing.

Offers in Excess of £480,000

Freehold

DCX01920

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The property is located on the outskirts of Upton Pyne and nearby to both Newton St. Cyres and Bramford Speke both with good local amenities and popular pubs/restaurants. The cathedral city of Exeter is approximately 3 miles away boasting a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

To the Front

To the front of the property is a private driveway providing off road parking for multiple vehicles. Private pedestrian access to the front of the property.

Entrance Porch 5' 7" x 3' 7" (1.702m x 1.088m)

Accessed via uPVC part glazed front door. Dual aspect double glazed windows. Tiled flooring. Part glazed door to:

Kitchen/Dining Room 14' 0" x 25' 5" (4.271m x 7.753m)

Front and side aspect uPVC double glazed windows. Recently refitted range of eye and base level units with inset sink and a half with mixer tap and single drainer. Electric cooker point. Hob with extractor above. Rayburn with tiled surround. Further appliance space. Integrated fridge and freezer. Large dining area. Fireplace with wooden mantle and marble hearth. Strip wooden flooring. Cove ceiling. Radiator. UPVC French doors to the rear garden. TV point. Door to:



Utility Room 11' 10" x 8' 1" (3.608m x 2.46m)

Front and side aspect uPVC double glazed windows. Fitted range of base level units with sink with mixer tap and single drainer. Plumbing for washing machine and dishwasher. Tiled flooring. uPVC double glazed door to the rear garden. Radiator.



Inner Hallway

Doors to the Utility Room, Lounge and Cloakroom.

Lounge 13' 1" x 11' 9" (3.98m x 3.58m)

Side and rear aspect uPVC double glazed windows. Fireplace with tiled surround. Picture rail. TV point.





Cloakroom

Rear aspect frosted uPVC double glazed window. Pedestal wash hand basin. Low level WC. Radiator.

First Floor Landing

Rear aspect uPVC double glazed window with views over open countryside. Doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom. Side aspect uPVC double glazed window. Access to the loft void above. Radiator.



Bedroom One 13' 11" x 13' 6" (4.24m x 4.11m)

Rear aspect uPVC double glazed window. Feature fireplace. Radiator.

Bedroom Two 13' 1" x 9' 9" (3.98m x 2.97m)

Side and rear aspect uPVC double glazed windows. Feature fireplace. Radiator.



Bedroom Three 10' 7" x 7' 4" (3.22m x 2.23m)

Dual aspect uPVC double glazed window. Built in storage cupboard.



Bathroom 5' 10" x 5' 8" (1.78m x 1.73m)

Front aspect uPVC double glazed window. Three piece white suite comprising panel enclosed bath with shower above. Low level WC. Pedestal wash hand basin with tiled splashback. Cove ceiling. Heated towel rail.



Annexe 20' 0" x 8' 11" (6.09m x 2.72m)

Accessed via uPVC double glazed door. Side aspect uPVC double glazed window. TV point. Door to:

Annexe En-suite 8' 11" x 6' 7" (2.72m x 2.01m)

Three piece suite comprising of fully enclosed shower cubicle with bluetooth speakers. Wash hand basin with storage below. Low level WC. Heated towel rail. Spot lighting.

Office/Container 20' 0" x 7' 10" (6.09m x 2.39m)

Triple aspect uPVC double glazed windows. uPVC double glazed French doors. Light and power. TV point.

Outside

Large paved seating area with stunning views over open countryside. Shingle seating area. Large lawned area. Greenhouse. Wooden shed.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookstoves are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

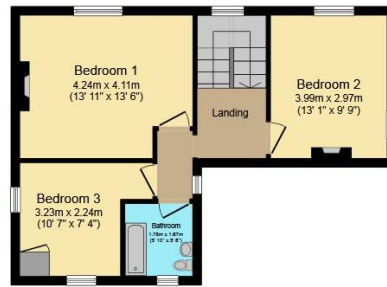
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



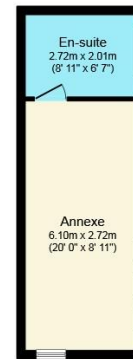
Ground Floor

Floor area 56.9 sq.m. (612 sq.ft.) approx



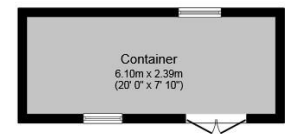
First Floor

Floor area 43.8 sq.m. (471 sq.ft.) approx



Annexe

Floor area 22.3 sq.m. (240 sq.ft.) approx



Outbuilding

Floor area () approx