naomi j ryan
estate agents

Semi-Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

Private Driveway

Front & Rear Gardens

Council Tax Band: D

Guide: £325,000 - £335,000
Freehold

14 Station Road,

Pinhoe, Exeter, EX1 3SA

www.naomijryan.co.uk

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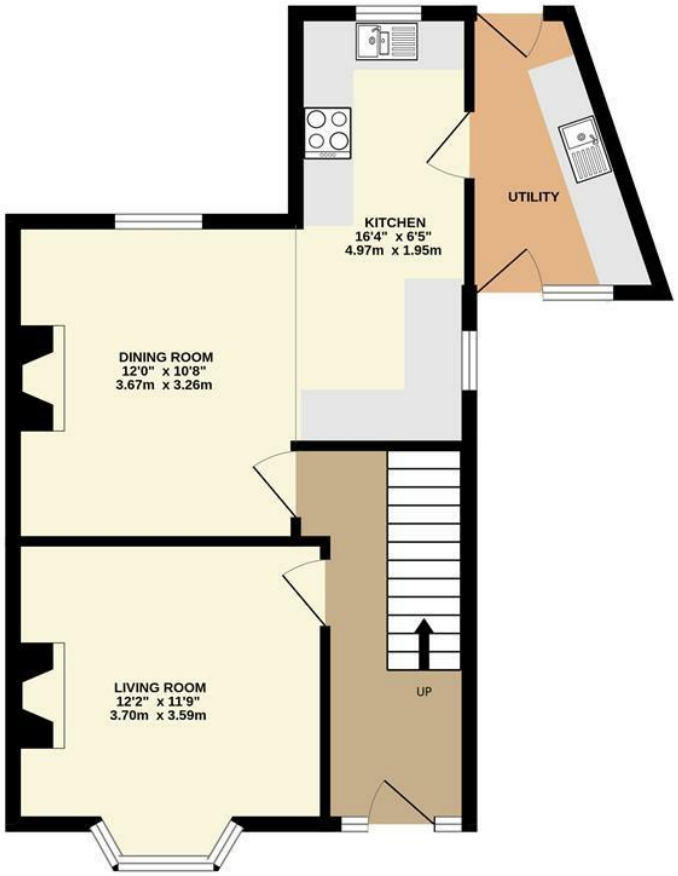
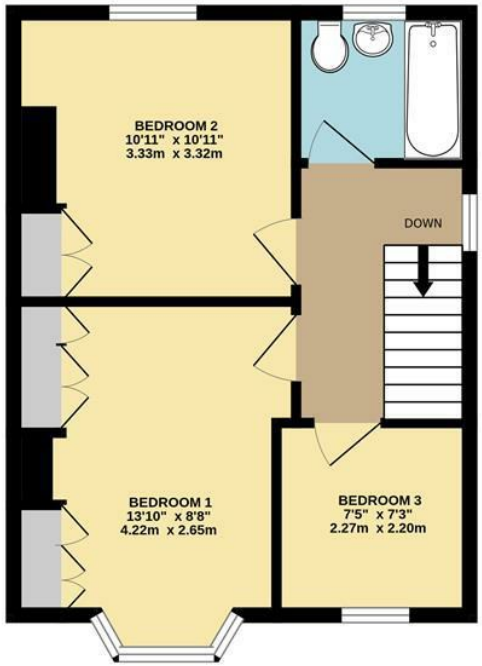
GROUND FLOOR



1ST FLOOR



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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SUMMARY

GUIDE PRICE £325,000 - £335,000:

This delightful semi-detached period house on Station Road is situated in the heart of Pinhoe and offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

The location is particularly advantageous, with Pinhoe Train Station just a short distance away, offering excellent transport links for commuters. Furthermore, there is easy access to the M5 motorway. Pinhoe has a wide range of amenities on offer in Pinhoe village, including a Spar Shop, Pharmacy, Public House, Butchers, and eateries, all within easy reach.

The well-presented accommodation comprises entrance hall, living room with bay window and varnished floorboards. The heart of the home is the open plan kitchen and dining room, perfect for entertaining family and friends. Additionally, a separate utility room adds convenience with doors to the front and rear gardens. On the first floor are three good-sized bedrooms and a modern bathroom.

To the front of the house is an enclosed and level garden, laid to lawn with mature hedging. To the side is a private driveway with space for up to three vehicles, a rare find in this area. To the rear of the house is an enclosed garden with decorative stone chippings and decked seating area to take advantage of the afternoon sun.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

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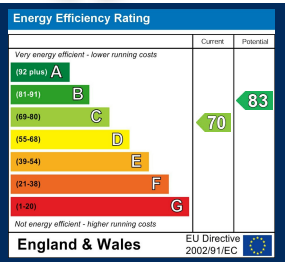
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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