



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Heating: Gas



Parking: Permit



Garden: Courtyard



Council Tax Band: C

£1,200

Pinhoe Road,  
, Exeter, EX4 7HH

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.  
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

This well presented property in an extremely convenient location is available immediately!

The property is ideally situated for those needing to commute in and out of the city, with Polsloe Train Station a couple of minutes walk away and the M5 North and South and A30 close by. The property is also walking distance to a number of amenities and local schools and is a very short journey to the City Centre.

Neutrally decorated throughout the property comprises; living room with bay window, dining room and kitchen on the ground floor, and two double bedrooms and fantastic, larger than average bathroom to the first floor.

Outside, the small front garden is accessed via a wrought iron gate with path to the front door. The rear courtyard garden is paved for ease of maintenance and provides access to the garage which has been converted to allow for plenty of storage. There is an outside WC and a rear garden gate for access to the garden without having to go through the property.

We are able to consider a maximum of 2 pets for this property with an additional pet rent of £25 per pet, per month.

We are unable to consider students, sharers or smokers at this property. Would suit a professional couple, individual or family with 1 child.

EPC Rating D

Council Tax Band C

Long term preferred



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## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★  
**GOLD WINNER**

ESTATE AGENT  
IN EXETER

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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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