



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Heating: Eon



Parking: Yes



Garden: Yes



Council Tax Band: E

£2,000

Lower Coppice,

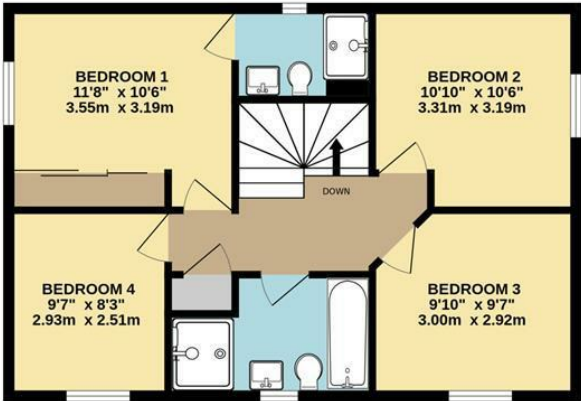
, Exeter, EX1 3ZA

www.naomijryan.co.uk

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

We are delighted to be able to offer for let, this beautifully presented four-bedroom detached family house, built by Bloor Homes and located on the outskirts of Pinhoe. Properties such as these do not become available often!

The property offers excellent access to major road networks, including the M5 and A30, Pinhoe Train Station, an abundance of local amenities such as schools, restaurants and convenience stores.

The house has a light and spacious feel throughout with accommodation comprising entrance hall, ground floor cloakroom, a generously sized dual aspect living room with a bay window, a superb open plan kitchen/dining room, fitted with high gloss white units, a built-in double oven, an integrated hob, dishwasher and fridge freezer. There is a separate utility room accessed via the kitchen with space for a washing machine and tumble dryer.

On the first floor are four good-sized bedrooms, master with air conditioning and ensuite shower room and a spacious bathroom with a separate double shower cubicle.

Outside is a superb rear garden, with paved patio immediately to the rear of the house, providing a great space to entertain visitors. A gate provides access to the private driveway and single garage. The garage has an up-and-over door, and the driveway provides additional off-road parking immediately to the side of the house.

Available from the start of January 2026.

Pets considered with an additional monthly pet rent.

EPC Rating B.

Council Tax Band E - East Devon.

Holding Deposit £461.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

