



The Mount

404 Pinhoe Road, Exeter EX4 8EH

RENDELLS

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Guide Price £550,000

A rare opportunity to acquire a sizeable 4/5 bedroom detached Wakeham & Tucker house on a third of an acre plot with gardens to the front and rear, two garages and parking area. Requiring refurbishment to meet contemporary expectations, the property is being offered by Informal Tender with all offers to be received in writing by midday on Friday 18th October, 2024.

Situation

It is located on Pinhoe Road, Whipton, with easy access to the M5, A30, Exeter International Airport and Exeter St Davids with its mainline train links up to London. The neighbourhood provides an excellent range of local services including both national and local brand Supermarkets and shops, Primary and Secondary Schools, Churches (St Boniface being the closest), and local playing fields. Everything you could expect to need is available, being part of the Cathedral City of Exeter, the regional capital.

Description

The house is a popular Wakeham & Tucker designed and built house from circa 1935, which has been in the current owners' family since the 1950's. Internally it offers well laid out living space across two floors with high ceilings throughout, timber floorboards, generous hallways and landings, some original fireplaces and stained glass Crittal windows. There is also a spacious loft with potential to be extended into, subject to any necessary permissions.

The property has been improved with cavity wall insulation and the addition of PV panels. However, extensive refurbishment will be required to bring it back to its former glory.

Set back from the main road the property offers a great feeling of seclusion with neither garden feeling overlooked.

Accommodation

From the recessed Entrance, the main door with attractive stained glass windows to either side, opens into a wide hallway with access to all the principal Reception and Dining rooms, both with bay fronted original Crittal windows to the front. A Study/Playroom which could also double up as Bedroom 5, a Cloakroom, and a good size Kitchen/Breakfast Room to the back with an electric Aga and a lift to the first floor are accessed from the hallway. A rear Pantry, Larder and a second Cloakroom are located behind the Kitchen with access to the rear garden and the two garages.

A staircase with large tulip design stained glass windows to the rear leads to the first floor. A generous Landing provides access to four double bedrooms with the Master bedroom having an en-suite WC. To the front, an enclosed Balcony provides an additional seating area. There is also a family Bathroom, currently set up for a person with mobility issues, adjacent to the lift to the ground floor.

Outside

From the main road a private driveway runs up to the right hand side of the house and into a good sized parking area in front of the two Garages/Stores. The rear garden used to be a productive vegetable garden with a number of raised beds, apple trees and other plants and shrubs and offers a blank canvas for a new owner to make use of, with additional access from the main house.

The secluded front garden, offering a level lawn with apple tree, is accessed from the front door and connects to the rear garden along the left hand side of the house. Adjacent to the house are climbing Roses, Jasmine and Wisteria which provides an attractive south facing outside seating area.

The total plot extends to approximately one third of an acre.





Services:

Mains electricity, water and drainage.

Heating via Night Storage Heaters. Hot Water via Electric Aga.

There is no gas to the property.

PV panels on the roof receive a Feed-In Tariff of approx £2,000 per annum (Source Vendor)

Broadband - Standard and Ultrafast available potentially up to 1000mbps (Source Ofcom)

Local and Planning Authority: Exeter City Council - 01392 277888 (www.exeter.gov.uk)

Council Tax: Band F (£3,279.20 for 2024/25)

Energy Performance Certificate: E51 with potential for C79

Tenure: The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not. Two covenants do exist from when it was purchased in the 1950's;

- 1) No trade manufacture or business shall be carried on upon the property hereby conveyed or any part thereof nor shall any building erected or to be erected upon such property be used for any other purpose than that of a private dwellinghouse and appurtenances thereto.
- 2) No further buildings other than those already erected by the Vendors shall be built on the said site without the consent of the Vendors.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

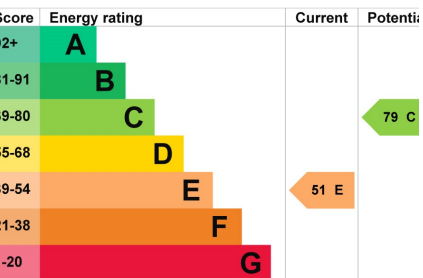
Viewings : Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

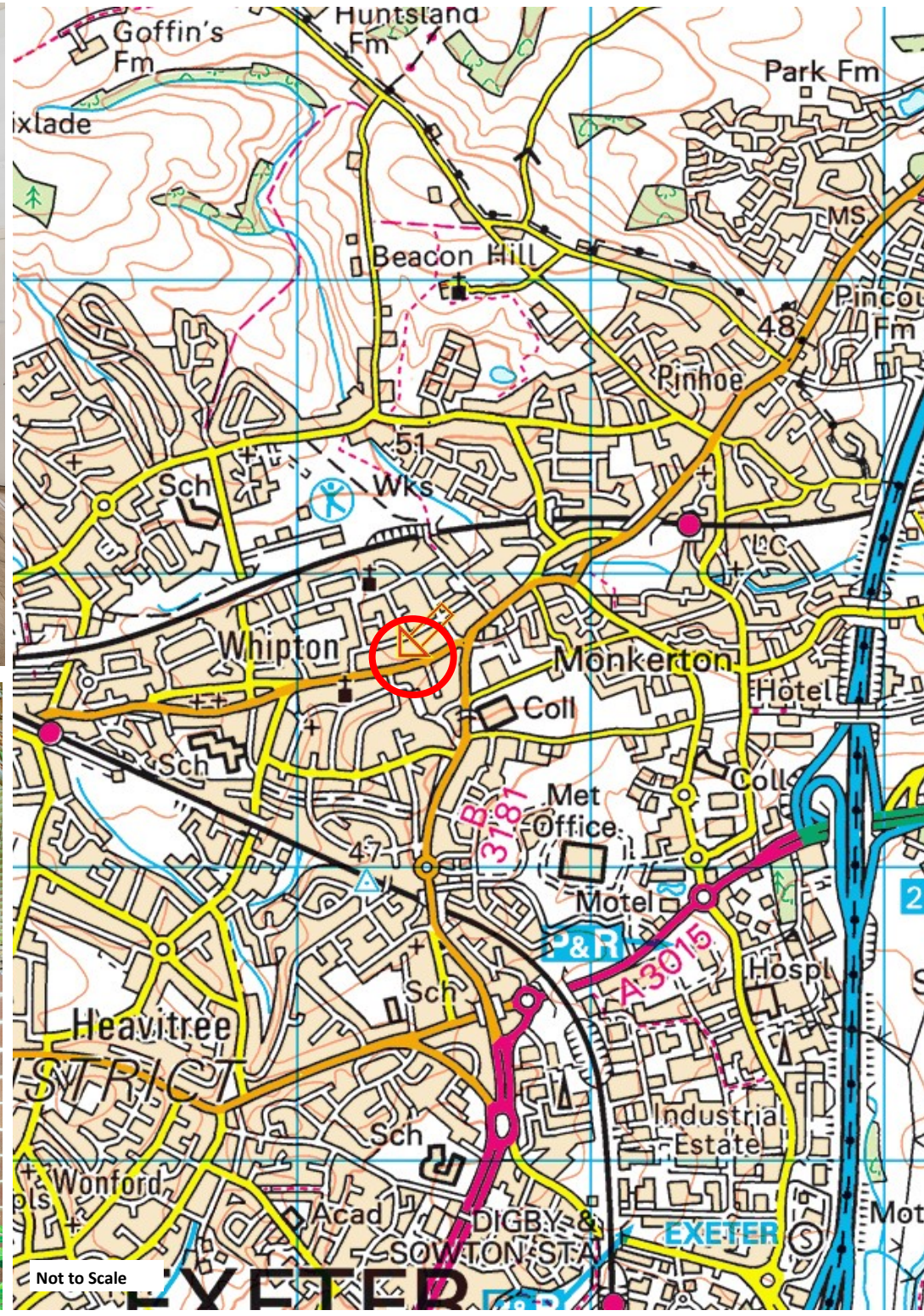
Directions:

Satnav and What3words work well to the property.

From the M5 J29 take the slip road and turn right onto the A30 Honiton Road into Exeter. At the first roundabout take the 4th exit onto Ambassador Drive and continue over two mini roundabouts and into Cumberland Way. Continue round onto B3181/Pinhoe Road and after a third of a mile turn right into Pinhoe Road/B3212. The property will be found on the right hand side after a short distance.

What3Words: ///formal.flown.shirt





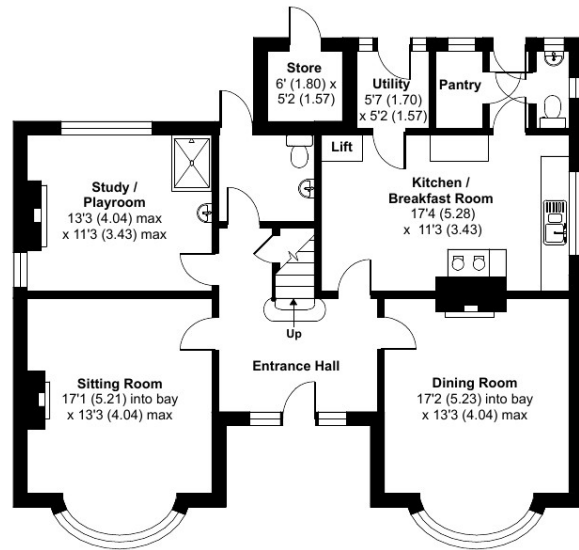
Pinhoe Road, Exeter, EX4

Approximate Area = 2170 sq ft / 201.5 sq m

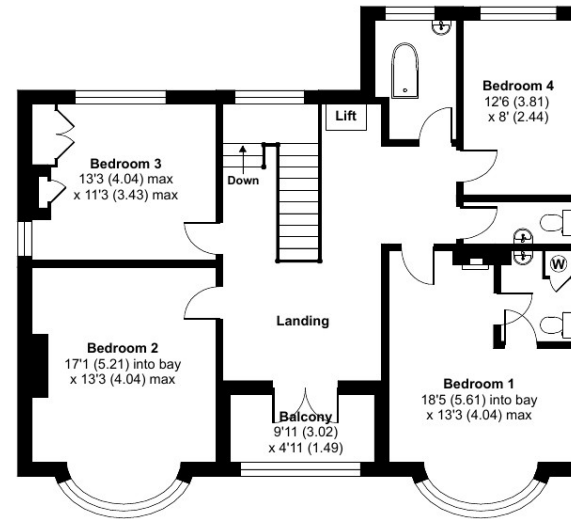
Garages = 416 sq ft / 38.6 sq m

Total = 2586 sq ft / 240.2 sq m

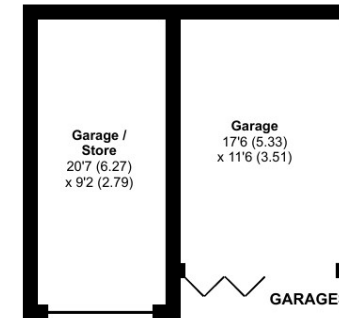
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGES



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Rendells. REF: 1178891

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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