



## Terraced Home

CHECK OUT this beautifully presented three-bedroom terraced home, featuring a modern kitchen, spacious sitting room, family bathroom, and an en-suite shower room. The property also boasts an enclosed rear garden, convenient lean-to storage, and permit parking. Ideally situated within walking distance of Exeter city centre.

166 Pinhoe Road | Exeter | EX4 7HJ







PROPERTY TYPE

Mid Terrace House



SIZE

1,016 sq ft



LOCATION

Town



AGE

Edwardian (1901 - 1910)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Permit Parking



OUTSIDE SPACE

Garden



EPC RATING

74C



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Bedrooms
- Modern Kitchen
- Sitting Room with Bay Window
- Family Bathroom and En-suite Shower Room
- Lean To Storage
- Enclose Rear Garden
- Permit Parking
- Walking distance to City Center
- NO CHAIN







## the details...

CHECK OUT this beautifully presented three-bedroom terraced home, featuring a modern kitchen, spacious sitting room, family bathroom, and an en-suite shower room. The property also boasts an enclosed rear garden, convenient lean-to storage, and permit parking. Ideally situated within walking distance of Exeter city centre.

A paved pathway leads through the front garden to front door. Inside, it is well presented throughout and feels warm and welcoming with an gas central heating. The front door leads directly into the entrance hall with plenty of space to store shoes and coats, a door leading to the lounge and stairs rising to the first floor. The Lounge is bright and airy with light flooding the room from the large Bay Window overlooking the front garden. Leading on front the Entrance Hallway is the Dining Room which is loosely separated from the kitchen, making it a very sociable space. The Kitchen is modern with wood affect counters, white units, an integrated electric hob, electric oven and space for fridge/freezer. There is also a large storage cupboards which houses the boiler and has space a plumbing for a washing machine.

French Doors lead directly from the kitchen to the enclosed rear garden with sections of decorative gravel and decking. A pergola creates a an area of shade and shelter so that you are able to enjoy the garden no matter the weather.

The first floor is comprised of three bedroom. Bedrooms 2 and 3 are at the rear of the property and enjoy views over the garden. The Master Bedroom can be found at the front of the property and benefits from a large bay window and a modern En-suite Shower Room with a WC, vanity unit, heated towel rail and electric shower. Completing the accommodation is the family bathroom with a bath with shower over, WC, vanity unit and heated towel rail.

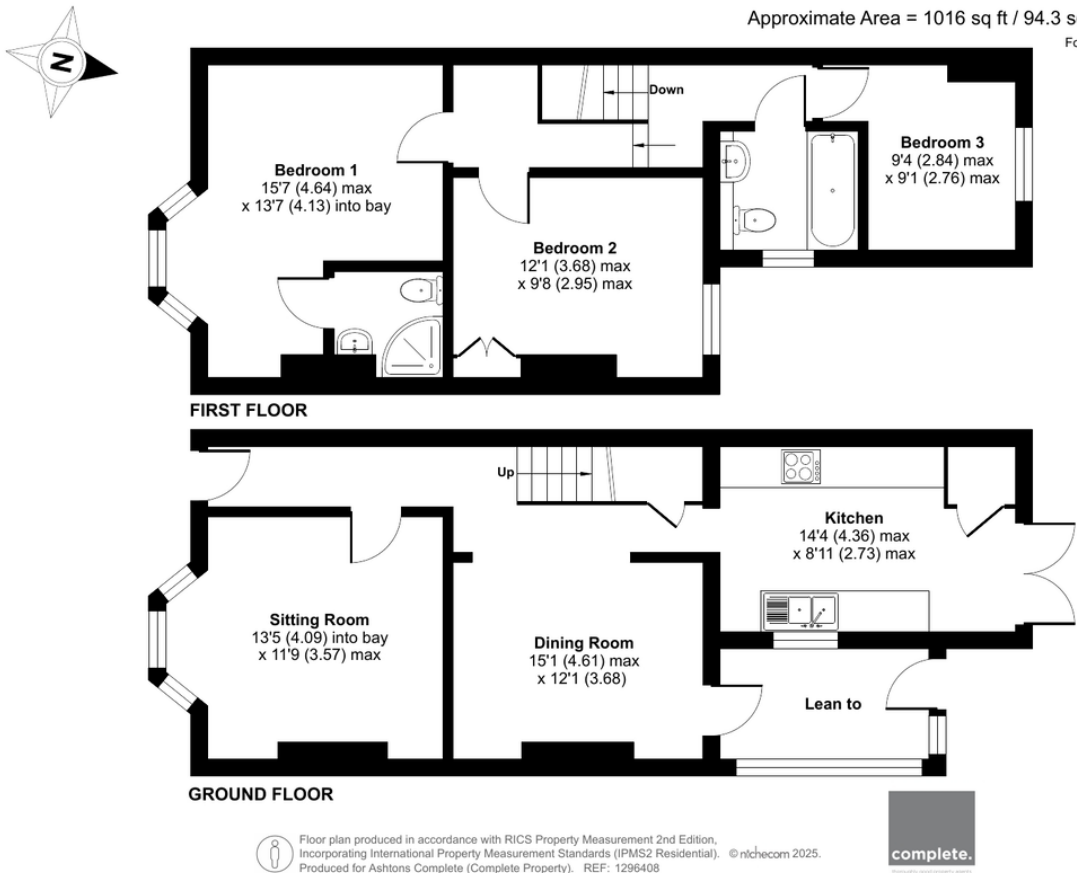
Tenure - freehold  
Council Tax Band C



Pinhoe Road, Exeter, EX4

Approximate Area = 1016 sq ft / 94.3 sq m (excludes lean to)

For identification only - Not to scale



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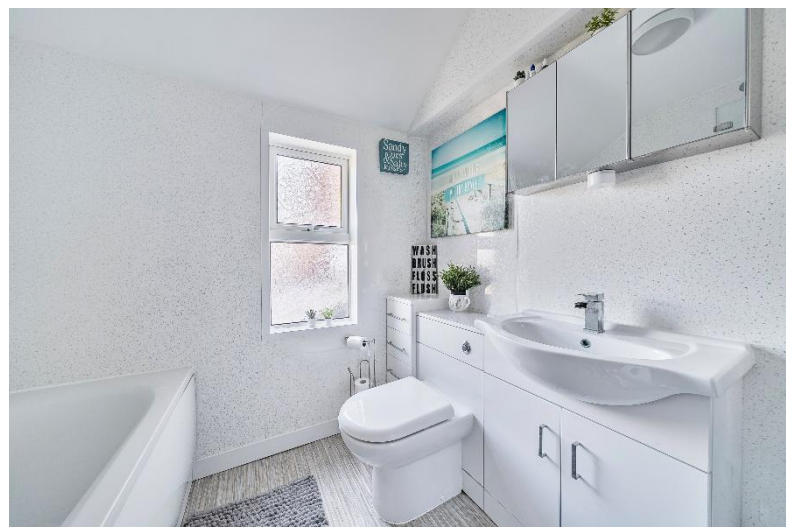
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