



## Semi-Detached FAMILY home

CHECK OUT This Spacious Semi-Detached FAMILY HOME With Four Bedrooms, Kitchen/Dining Room, Separate Sitting Room, Family Bathroom And Cloakroom As Well As Enclosed Front and Rear Gardens In The Sought-After Area Of Pinhoe.

1 Wilcocks Road | Exeter | EX4 8PS







PROPERTY TYPE

Semi-Detached House



SIZE

1,199 sq ft



LOCATION

Urban



AGE

1950s, 1960s and 1970s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

77C



COUNCIL TAX BAND

C



### in a nutshell...

- 4 Bedrooms
- Open Plan Kitchen/Dining Area
- Thoughtfully Designed Extension with Utility
- Spacious Lounge
- Modern Bathroom
- Front and Rear Garden
- Leasehold Solar Panels
- Close to Local shops, Schools and Amenities
- Short Drive to City Centre





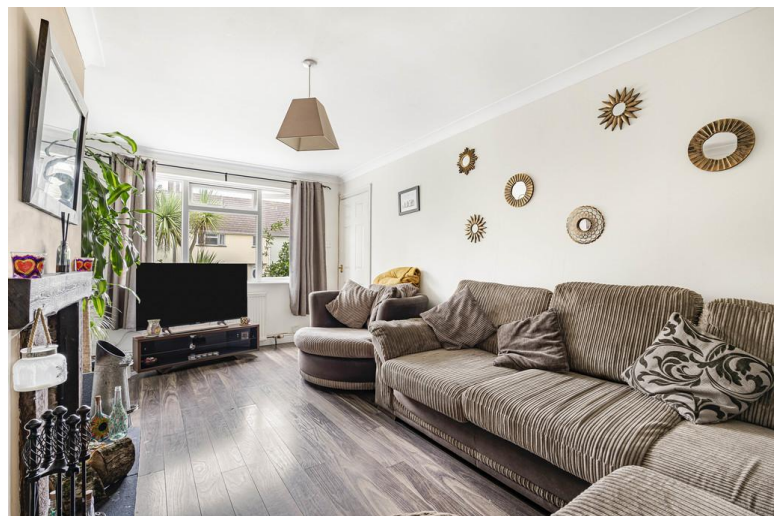


## the details...

Check out this Semi-Detached FAMILY HOME located in the sought after area of Pinhoe. This home is spacious and well presented throughout and feels warm and welcoming with gas central heating and double glazing.

A paved pathway winds through the substantial front garden, leading to the front door and into a welcoming entrance hallway. There's plenty of space here to store coats and shoes, with stairs rising to the first floor. To your left, a door opens into the spacious, open-plan kitchen and dining area. The kitchen offers a generous storage, ample worktop space, and dedicated room for a range cooker, an American-style fridge/freezer, and a dishwasher.

The dining area, bathed in natural light from the skylight, has been thoughtfully extended to create a generous entertaining space, with twin doors opening out to the rear garden. A cloakroom with WC and wash basin, along with a separate utility room offering space for a washing machine, tumble dryer, and additional fridge, complete this section of the home. The sitting room is set apart from the open-plan living area, offering a more private retreat. It benefits from a large front-facing window and features an open fireplace, perfect for cosy evenings.

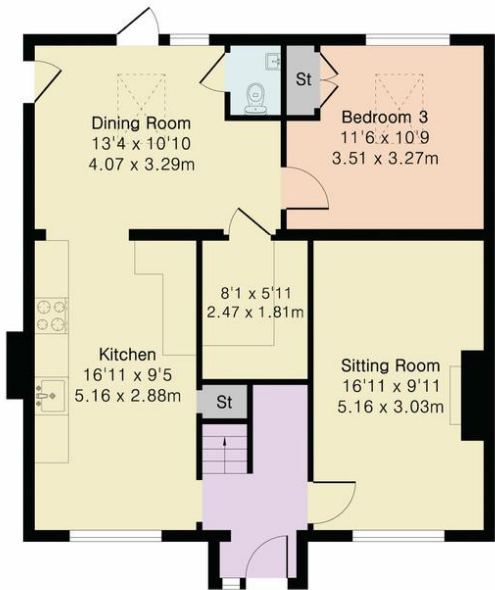


the floorplan...

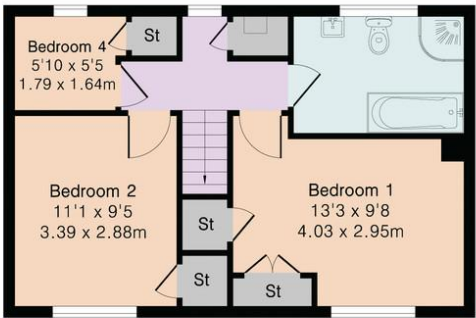
**Approximate Gross Internal Area 1199 sq ft - 111 sq m**

Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 444 sq ft – 41 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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This family home features four bedrooms, three generous doubles and a fourth smaller room, ideal as a home office or nursery. Bedroom Three is located on the ground floor, overlooking the rear garden, and enjoys the added benefit of fitted wardrobes and a skylight that fills the space with natural light. Bedrooms one and two are situated on the second floor, both carpeted throughout and also benefiting from fitted wardrobes. Completing the accommodation is modern family bathroom fitted with a bath, shower, vanity unit and WC.



Outside, the front garden is mainly laid to lawn and bordered by mature shrubs, offering a pleasant and private approach to the home. The rear garden is accessed via the dining room and is predominantly paved, with a dedicated decked area ideal for outdoor seating, and a separate fenced lawn. A rear gate provides alternative access to the road.

Tenure - Freehold  
Council Tax Band C











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