



289 Pinhoe Road

Exeter, EX4 8AD

MOTIVATED SELLER, PRICED TO SELL. This exceptionally spacious 3 bedroom semi-detached house is well located in a convenient and popular residential area, within easy walking distance of local shops, schools and amenities. The property is on a regular bus route and lies approximately equidistant between the city centre and Pinhoe Sainsbury's, Aldi, the newly opened Lidl store and St Luke's Science & Sports College.

The house, unusually for its age, retains many original and in vogue period features. It provides versatile and spacious accommodation over two storeys. New buyers will have an exciting opportunity to modernise or extend to their own design. There is huge potential here to create a stylish home, suited to modern day family living. Outside, the property comes with good off road parking and plenty of scope to create more if required, large detached single garage with adjoining workshop and separate outside WC. The outside WC adjoins the workshop and could be incorporated into the house with a side extension. A very special feature of this property is the stunning south facing rear garden, a real oasis for wildlife and mindfulness.

The traditional property stands in a large plot and was built by Sleeman builders in 1933 for Mr Sleeman's own occupation. Sleemans was a well established construction company, building spacious high end domestic properties in and around Exeter from the 1930's. This particular property is well positioned, within close proximity to Whipton Village shops, Summerway pleasure park and Polsloe Bridge railway station.

Guide Price £440,000

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- SELLING WITH NO ONWARD CHAIN
 - Kitchen/Breakfast Room & Utility Room
 - Impressive South Facing Rear Garden
 - Good Off Road Parking (further potential)
- Large Reception Hall & Galleried Landing
 - 3 Double Bedrooms, Bathroom & Separate WC
 - Outside WC
- 2 Large Reception Rooms (lounge with bow window)
 - Gas Central Heating
 - Large Detached Garage and Separate Workshop

Reception Hall

13'4" x 10'1" (4.08m x 3.09m)

Lounge

20'1" x 10'11" (6.14m x 3.33m)

Dining Room

15'5" x 12'9" (4.71m x 3.91m)

Kitchen/Breakfast Room

13'4" x 11'10" (4.07m x 3.62m)

Utility

5'8" x 5'1" (1.73m x 1.56m)

Store

6'9" x 5'8" (2.07m x 1.75m)

Lobby

11'7" x 4'8" (3.54m x 1.44m)

On the First Floor

Landing

Bedroom 1

15'6" x 13'1" (4.73m x 4.01m)

Bedroom 2

13'11" x 10'10" (4.25m x 3.31m)

Bedroom 3

12'2" x 10'0" (3.73m x 3.05m)

Bathroom

7'11" x 5'5" (2.42m x 1.67m)

Gardens

Outside WC

Workshop

9'7" x 7'3" (2.93m x 2.22m)

Garage

17'5" x 16'7" (5.31m x 5.07)

Parking



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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