



FINE & COUNTRY



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Stepping from the entrance porch into the light-filled hallway, you are immediately struck with how well the property has been maintained. To the right of the entrance is the sitting room with a corner bay window overlooking the gardens. A featured fireplace with flame effect gas fire adds a cosy feel.

The formal dining room overlooks another beautiful large bay with views to the garden. Further character features of this room include a minster style fireplace with wooden mantel, picture rails and serving hatch through to the kitchen.

The kitchen has a glazed door and window to the garden, flooding the room in natural light. With room for a kitchen table, there is also plenty of built in storage, including a larder and large storage cupboard. There is also a gas cooker point and wall mounted Worcester gas boiler serving domestic hot water and central heating.

The first-floor landing leads to three spacious double bedrooms and the study. The large master bedroom has two built in storage cupboards with shelving and a PVCu double glazed bay window and picture rails. Bedroom two also boasts garden views, a boarded fireplace and a built-in storage cupboard. Bedroom three also overlooks the garden and has picture rails.

A small room with large window overlooking the garden currently houses a desk and chair, providing a cosy space to work from home.

The walk-in wet room features a glazed shower screen and a sliding airing cupboard door which makes clever use of space and houses a hot water cylinder with additional storage. There is also a separate W.C. which offers the opportunity to remove the separating wall and open up the WC and wet room into a bigger bathroom.

This charming home is situated on a meticulously maintained garden with a coveted southerly position. Surrounded by lush greenery, the property features an assortment of trees including a birch and fruitful apple trees. The picturesque pond with its flowering water lilies add to its undeniable beauty, while additional amenities, such as a coal store and outdoor storage sheds, lend to its impressive practicality.

The long private driveway leads to a detached double garage with power and lighting. A wooden summer house and wooden garden shed complete this stunning garden.

Area Information

Pinhoe is situated to the northeast of Exeter, making it a popular residential area for those who work or study in the city. It is approximately 3 miles from the city centre and has excellent road links to the M5 motorway and A30. Pinhoe railway station provides easy access to Exeter City centre and is on the London Waterloo line and there are regular bus services and cycle paths.

Local Authority

Exeter City Council

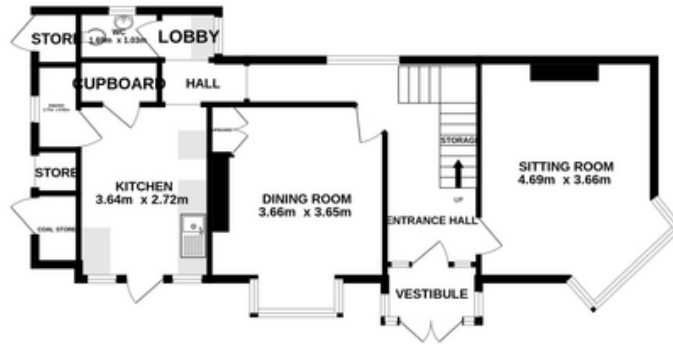
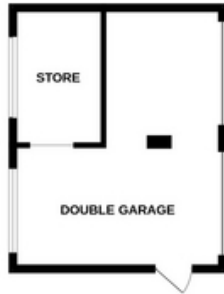
Council Tax Band E

Services

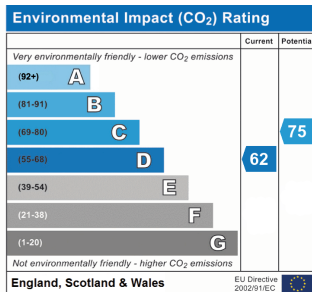
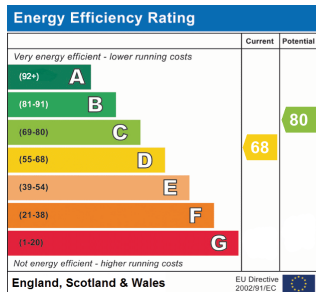
Mains Water, drainage, gas and electricity.



GROUND FLOOR
88.7 sq.m. approx.



1ST FLOOR
58.6 sq.m. approx.



TOTAL FLOOR AREA : 147.3 sq.m. approx.

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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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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