



Connells

Pinhoe Road
Exeter

Pinhoe Road
Exeter EX4 8AS



Property Description

A 3 bedroom SEMI DETACHED HOUSE with 2 reception rooms. The family home is in an ideal location for local shops, schools, train station and amenities at Pinhoe and for easy access to the City Centre, the home is perfect for a family. Outside there are front and rear gardens with patio and lawned areas, ideal for play areas. The accommodation comprises:- Entrance hallway, lounge, dining room, kitchen, inner hallway, separate WC, first floor landing, 3 bedrooms and bathroom/WC.



Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

Living Room

14' 10" x 11' 9" max (4.52m x 3.58m max)

Double glazed front aspect window. fireplace with electric fire. wall mounted radiator.

Dining Room

12' 10" max x 8' 8" (3.91m max x 2.64m)

Double glazed front aspect window, wall mounted radiator.

Kitchen

15' 8" max x 10' 1" max (4.78m max x 3.07m max)

Two double glazed rear aspect windows, double glazed obscured side aspect window, wall and base units, work surfaces, boiler, tiling, space for fridge freezer, plumbing for washing machine, 1 1/2 bowl stainless steel sink unit, larder cupboard, under stairs storage.

Inner Hallway

Double glazed obscured door to rear, heated towel rail, storage cupboard.

Downstairs WC

Double glazed obscured rear aspect window, low level toilet.

Landing

Loft access, wall mounted radiator.

Bedroom 1

14' 10" max x 12' to front of wardrobe (4.52m max x 3.66m to front of wardrobe)

Double glazed front aspect window, built-in wardrobe, further built-in wardrobe, picture rail, wall mounted radiator.

Bedroom 2

13' 1" max x 10' 2" (3.99m max x 3.10m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

12' 10" max x 8' 9" (3.91m max x 2.67m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, wall mounted radiator.

Front Garden

Lawned garden area.

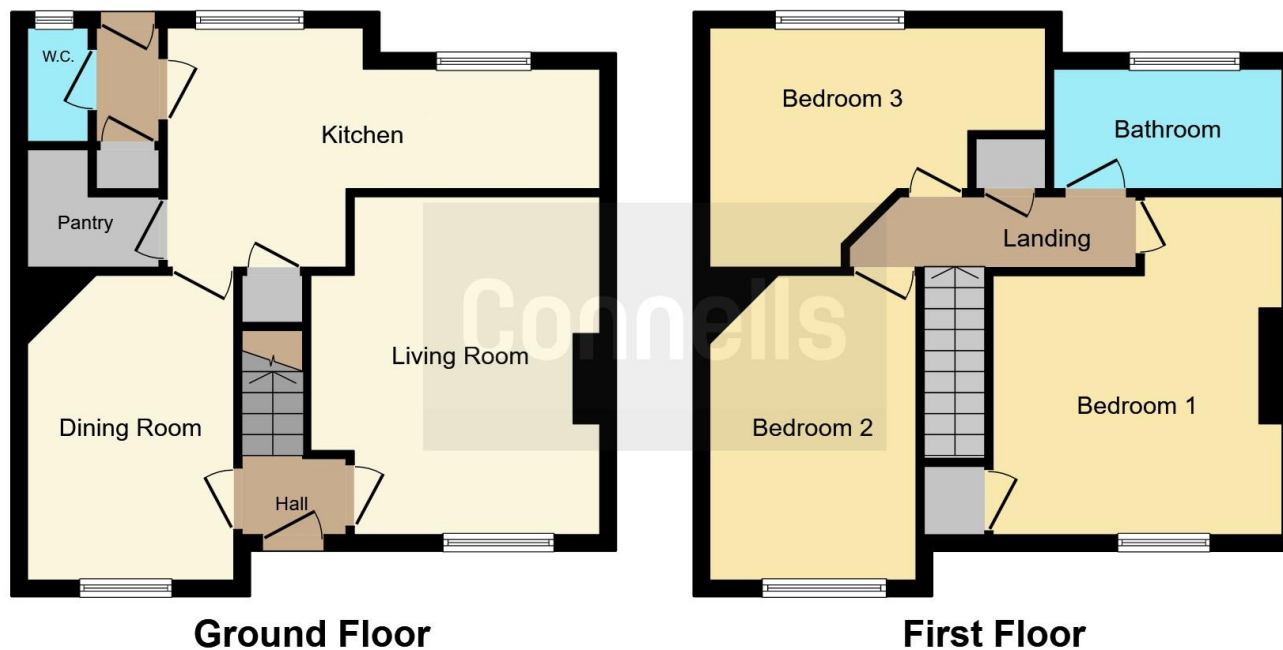
Rear Garden

Patio, lawned areas, brick built shed, storage cupboard, tap. all enclosed by fencing. Gate to front access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01392 221 331
E exeter@connells.co.uk

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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