



**Connells**

Pinhoe Road  
Exeter





### Property Description

*This well-presented three bedroom property offers an excellent opportunity for families looking for a new home in the Pinhoe area. Boasting a generous driveway with space for two cars, this property is conveniently located close to essential amenities, transport links, and local schools. The property boasts an impressive living room with a fireplace and a separate dining room which is complemented by large sliding doors leading onto the side garden, fitted out with hard wood flooring and room for a dining table. The kitchen leads onto a utility room and a downstairs WC, as well as a back door to the rear garden.*

*With plenty of storage, this kitchen is a practical family space with plenty of worktop room for small appliances, as well as space for a gas cooker, dishwasher, and fridge/freezer. Upstairs, the property boasts three well-proportioned double bedrooms. The master and second bedrooms benefit from built-in wardrobes, while the third bedroom comfortably accommodates a double bed. The large family bathroom is well-equipped with a shower, separate bathtub, WC, and wash hand basin. Externally, the wrap-around garden is designed for low-maintenance, featuring a combination of slabs and stone chippings. The side garden houses two sheds and has a gate leading to the front driveway and also to the side of the property. The property also offers exciting potential for extension.*

## Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

## Living Room

11' 8" x 14' 8" ( 3.56m x 4.47m )

Double glazed front aspect window, fireplace, wall mounted radiator.

## Dining Room

12' 8" x 8' 9" ( 3.86m x 2.67m )

Double glazed tilt and turn/slide patio doors, double glazed front aspect window, hard wood floor, wall mounted radiator.

## Kitchen

15' 7" max x 10' 2" max ( 4.75m max x 3.10m max )

Two double glazed rear aspect windows, wall and base units, work surfaces, space for washing machine, tumble dryer and dish washer, stainless steel sink unit, gas cooker with extractor over, storage, wall mounted radiator. Archway through to...

## Utility Area

Double glazed obscured door, double glazed side aspect window, space for appliances, wall unit.

## Downstairs WC

Double glazed obscured rear aspect window, low level toilet.

## Landing

Access to loft, wall mounted radiator.

## Bedroom 1

10' 5" x 12' 1" ( 3.17m x 3.68m )

Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

## Bedroom 2

8' 9" x 12' 8" ( 2.67m x 3.86m )

Double glazed front and side aspect windows, walk-in wardrobe with hanging space, wall mounted radiator.

## Bedroom 3

13' 8" max x 10' 2" max ( 4.17m max x 3.10m max )

Double glazed rear and side aspect windows, boiler in cupboard, wall mounted radiator.

## Bathroom

Double glazed rear aspect window, corner bath with shower attachment, shower cubicle with electric shower, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

## Front Garden

Gated entrance, parking for two vehicles, gravelled area, palm trees, gate from rear garden.

## Rear Garden

An enclosed garden with steps down to patio, two sheds, storage area, side patio with planting, gate to side.

## Council Tax Band: C



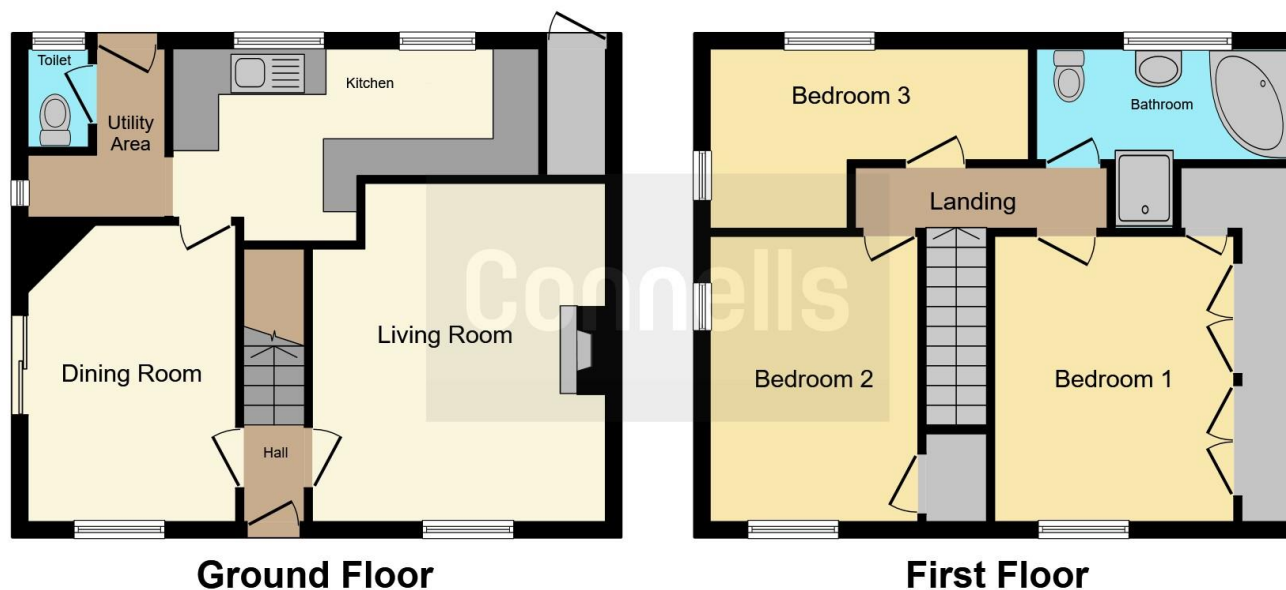












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**EPC Rating: C**

Tenure: Freehold

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