



Connells

Main Road
Pinhoe Exeter

Main Road
Pinhoe Exeter EX4 9EY



Property Description

A stunning 3 bedroom SEMI DETACHED HOUSE refurbished to a high standard and offering stylish, modern living in the sought after location of PINHOE close to schools, shops, amenities, access to M5 and train station. The home has also been extended at the rear to create an additional light filled living/dining space, offering a wonderful flow of living space ideal for entertaining and everyday life.

Inside, the home features a bright entrance hallway, contemporary fitted kitchen with modern appliances and ample storage. Upstairs, there are 3 well-proportioned bedrooms and a modern family bathroom, designed with comfort and practicality in mind. Outside there is a large driveway to the front which provides off road parking for 3-4 vehicles and the rear garden offers a perfect blend of patio areas and lawn designed for easy maintenance, ideal for outdoor dining and relaxation.

This superb home is ready to move straight into and would make an excellent choice for families, professionals or anyone seeking a beautifully presented property in a convenient and well-connected area.

Entrance Hall

Double glazed door to front, double glazed side aspect sealed unit, tiled floor, spotlights, under stairs storage, wall mounted radiator.

Downstairs WC

Double glazed obscured side aspect window, low level toilet, wash hand basin, tiled floor, wall mounted radiator.

Living Room

12' into recess x 14' 10" into bay (3.66m into recess x 4.52m into bay)

Double glazed front aspect bay window with fitted shutters, fireplace with wood burner, floor boards.

Kitchen/ Diner

17' 9" into recess x 12' 8" (5.41m into recess x 3.86m)

Wall and base units, work surfaces, 1 1/2 bowl sink unit, gas cooker point with extractor over, tiling, spaces for appliance, fireplace with wood burner. Open to...

Reception 2

14' 4" max x 11' 5" (4.37m max x 3.48m)

Double glazed rear aspect sealed unit, double glazed rear aspect window, double glazed obscured door to side, cupboard housing appliance, cupboard with plumbing for washing machine, wall mounted radiator.

Landing

Double glazed side aspect window, access to boarded loft with front and rear aspect skylight windows and eaves storage space. Loft has the potential to be converted, subject to the usual planning consents.

Bedroom 1

15' 4" into bay x 10' 8" (4.67m into bay x 3.25m)

Double glazed front aspect bay window, wall mounted radiator.

Bedroom 2

12' 8" x 10' 7" (3.86m x 3.23m)

Double glazed rear aspect window, wooden floor, picture rail, wall mounted radiator.

Bedroom 3

7' 9" x 6' 9" (2.36m x 2.06m)

Double glazed front aspect window, built-in wardrobe with hanging space and shelving, wooden floor, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath, double shower cubicle with mains shower, low level toilet, wash hand basin unit, tiling, tiled floor, heated towel rail.

Outside

Driveway parking at front for 3-4 cars. Rear garden with patio area, lawn, further patio areas, gated access to front, all enclosed by walls and fencing.

Workshop

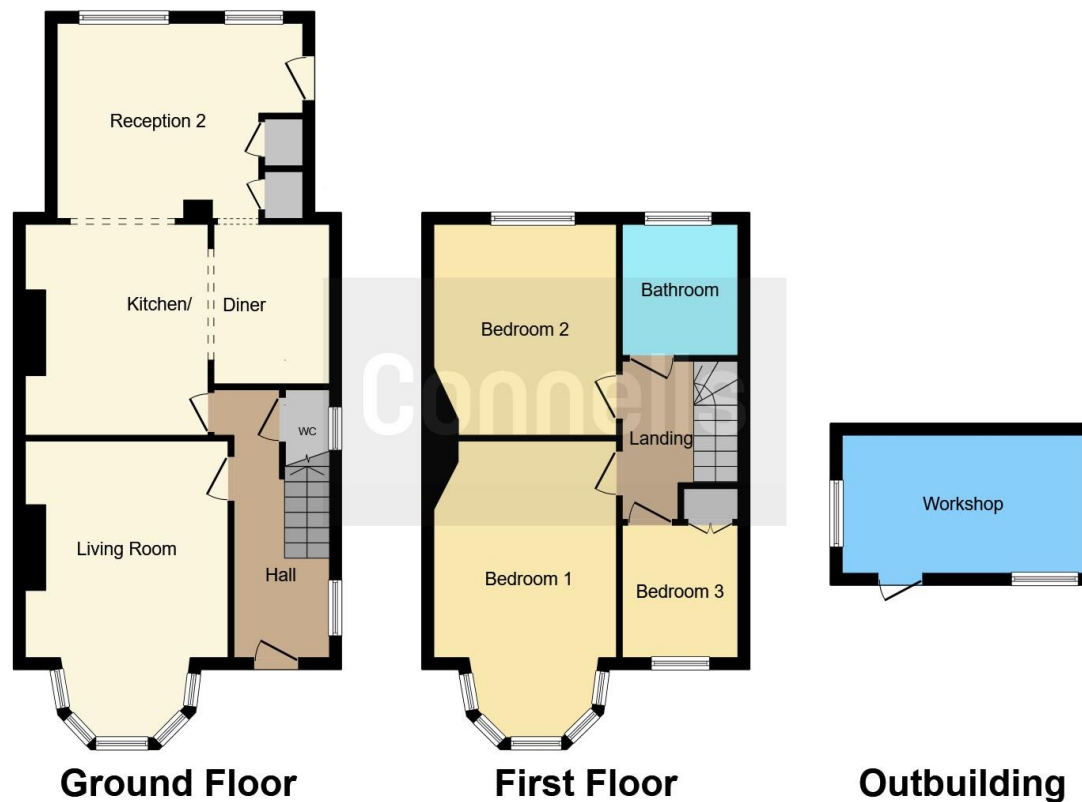
14' 4" x 8' 3" (4.37m x 2.51m)

Double glazed front aspect window, double glazed side aspect sealed unit, door to side, power and light.









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

To view this property please contact Connells on

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

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317224



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317224 - 0003