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**Sunnymoor Close**  
Exeter £335,000

**East of** 



# Sunnymoor Close Exeter £335,000

Semi-Detached Bungalow | Two Bedrooms | Spacious Living/Dining Area | Excellent Transport Links | Kitchen | Garage & Off-Road Parking | Garden | Conservatory | Family Bathroom |

## DESCRIPTION

Located in the ever-popular and well-connected area of Pinhoe, this well presented 2-bedroom semi-detached level bungalow offers comfortable, single-storey living in a quiet residential setting- just a short distance from local amenities and Pinhoe Train Station, providing excellent transport links.

The property features a spacious living and dining room, ideal for everyday living and entertaining, alongside a well-appointed kitchen. A particular highlight is the conservatory, accessed directly from one of the bedrooms, creating a bright and versatile space with views over the garden.

There are two well-proportioned bedrooms, including one with built-in wardrobes, and a modern family bathroom. The layout is practical and well-maintained, offering generous proportions and natural light throughout.

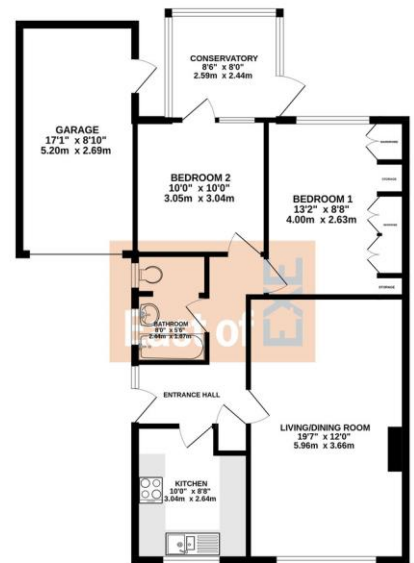
To the rear, the property benefits from a private garden with direct access to a garage, while the front of the bungalow offers off-road parking.

Perfect for those seeking a peaceful yet conveniently located home, this delightful bungalow presents an excellent opportunity to enjoy easy living in the desirable Pinhoe area.

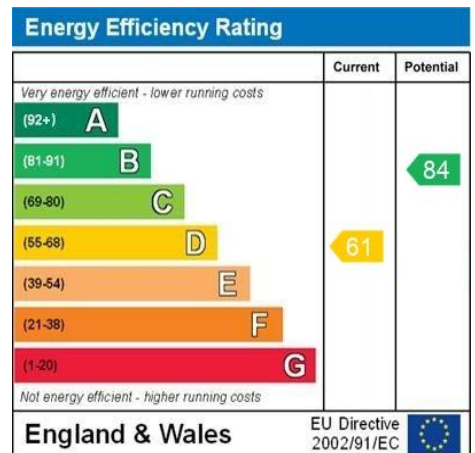
## LOCATION

The village of Pinhoe has a thriving centre with local shops, eateries and medical facilities and is ideally located for commuting as Pinhoe station lies on the main rail route from Exeter St Davids station to London Waterloo, and also, for accessing the main M5/A30 trunk Roads with the Met Office, Sowton Industrial Park and Exeter Business Park just minutes away.

GROUND FLOOR  
890 sq. ft. (82.7 sq. m.) approx.



TOTAL FLOOR AREA: 890 sq. ft. (82.7 sq. m.) approx.  
Measurements are approximate. Not to scale. Excludes porches only.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967