



SOUTHGATE

ESTATES



*185 Pinhoe Road,
Exeter, Devon, EX4 7HZ
£375,000*



Three Bedrooms, Garage & Driveway, Enclosed Garden, Semi-Detached House, Convenient Location, Newly-Refurbished

A newly-refurbished three bedroom semi-detached house located in the popular area of Mount Pleasant. The property features a garage and off-road parking, along with an enclosed, lawned garden to the rear. The internal accommodation briefly consists of an entrance hallway, a bay-fronted living room, a spacious kitchen diner and a garden room, with a door to a cloakroom and utility room. Upstairs are the three bedrooms (two of which are doubles), and the family bathroom.

The excellent location is close to a number of amenities, including a convenience store, a Post Office, various green spaces, GP surgeries, plus primary and secondary schools. Exeter's city centre is also just a short drive away, providing a range of high street shops, restaurants and cafes. Please note: Any of the furniture featured in the property is also available for purchase.





Ground Floor The front door features stained glass windows, and opens into the spacious entrance hallway. Doors then lead to the kitchen diner and living room, along with stairs rising to the first floor. The living room enjoys a box bay window to the front aspect, and is also complemented by an ornate fireplace. The impressive kitchen diner contains a range of matching wall and base units with fitted worktops, a matching upstand and a 1.5 bowl composite sink and drainer unit with a mixer tap over. Integrated appliances include a double oven with a 5-ring gas hob and extractor hood over, a dishwasher, and there is space for an American-style fridge freezer. There is also a window to the side aspect and space for a dining table and chairs. Double doors open to the multi-functional garden room, which features windows to the rear aspect and a door opening out to the garden. In addition, there is a skylight, and doors to the downstairs cloakroom and utility room, with a wash basin and the Worcester boiler.



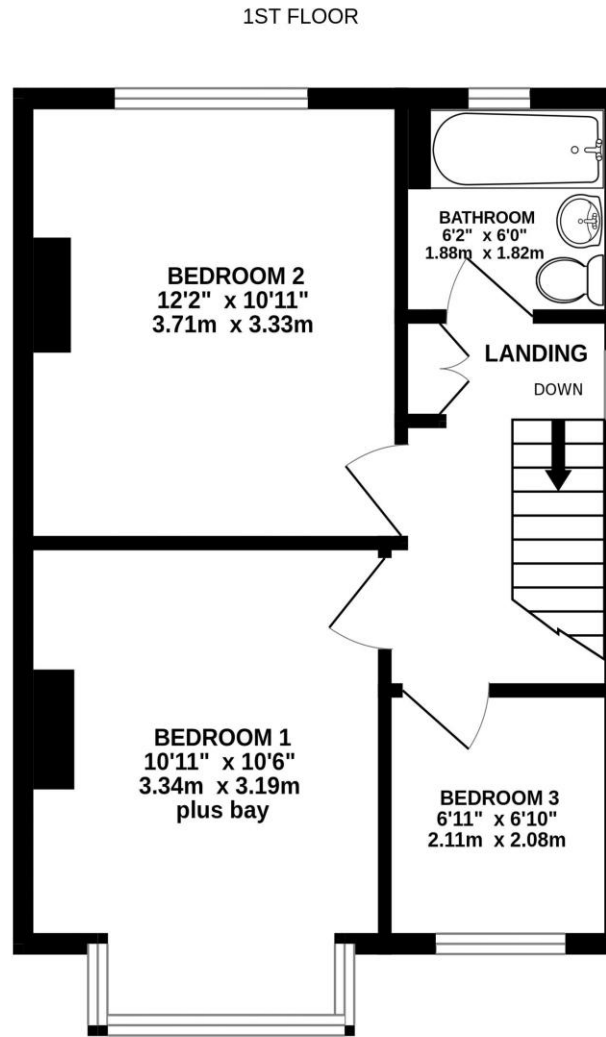
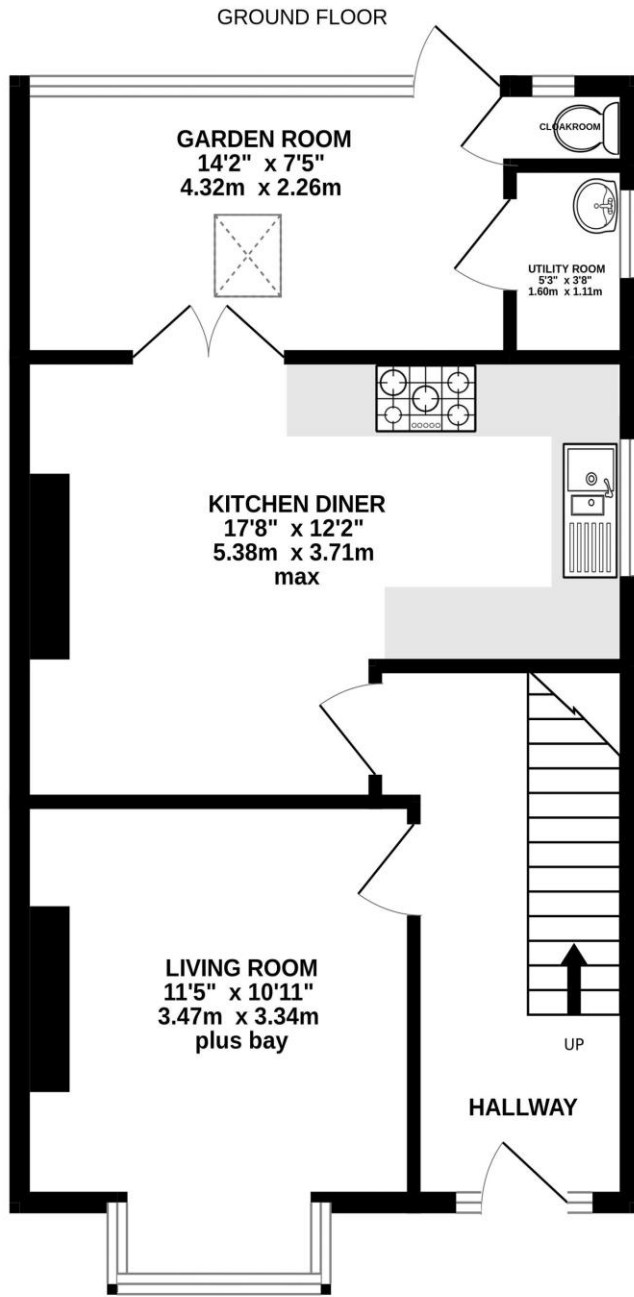
First Floor To the first floor are the three bedrooms and the bathroom. The master bedroom is situated to the front, and has the advantage of a box bay window. The second bedroom is a further double, with a window overlooking the garden to the rear. The third bedroom is a single and is currently used as an office, with a window to the front aspect. Finally, the bathroom comprises a bath with a mixer tap and shower over, a wash basin with a mixer tap over and vanity unit below, plus a close coupled WC. There is also an obscured window to the rear aspect

Garden, Parking & Garage A door opens out to the enclosed rear garden which is mainly laid to lawn, providing a pleasant space for seating. There is also a garage and driveway to the front of the property, offering valuable off-road parking.

Property Information Tenure: Freehold. Council Tax Band: C.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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