



SOUTHGATE

ESTATES

*127 Pinhoe Road, Exeter,
Devon, EX4 7HX*
£375,000



Four Bedrooms, Off-Road Parking, Garage, Enclosed Garden, Semi-Detached House, Popular Location

A spacious semi-detached house located in the popular area of Mount Pleasant. The property benefits from ample off-road parking, a garage and an enclosed garden to the rear. The internal accommodation briefly consists of an entrance vestibule and hallway, a living room with an opening to the dining room, a kitchen and a garden room. There is also access via the garden to an outside cloakroom and store room. Upstairs across two floors are the four bedrooms and the shower room. The master bedroom situated to the top floor offers an en suite shower room.

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.





Ground Floor

Doors open to the entrance vestibule and hallway, which includes an obscured window to the side aspect, stairs rising to the first floor incorporating storage below, and doors to the living room and kitchen. The living room and dining room enjoy an open-plan layout, with an archway between the two. The living room features a box bay window to the front aspect, and both spaces include a fireplace. Double doors open to the garden room which enjoys direct access to the garden, with windows to the rear aspect. The kitchen contains a range of wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven with a separate gas hob and extractor hood over, plus spaces for additional appliances. The Worcester boiler is located here, along with windows to the side aspect and a door to the garden room.

First Floor

Stairs rise to the first floor landing which accommodates three of the bedrooms and the shower room, along with a further set of stairs to the second floor, and an obscured window to the side aspect. The largest bedroom features a box bay window to the front aspect, and the second largest room enjoys a window overlooking the garden, plus a built-in wardrobe and a wash basin. There is also a single bedroom on this floor with a window to the front aspect. The shower room comprises a close-coupled WC, a wash basin with a mixer tap over and vanity unit below, plus a full width shower, a built-in cupboard, and an obscured window to the rear aspect.



Second Floor

The second floor landing provides access to the master bedroom, and also includes generous eaves storage. The master bedroom benefits from skylights to the front and rear, as well as a pedestal wash basin and further eaves storage. A door opens to the en suite, which includes a close-coupled WC, a shower cubicle and a skylight to the rear.

Garden, Garage & Parking

The spacious enclosed garden offers a patio area providing space for seating, with a path to the rear featuring lawn either side. There is also a summerhouse, plus various well-established plants and shrubs and access to the driveway, with a gate to the front where there is a further driveway. The garage incorporates double doors to the front, a window to the side, and is serviced by power and lighting.

Property Information

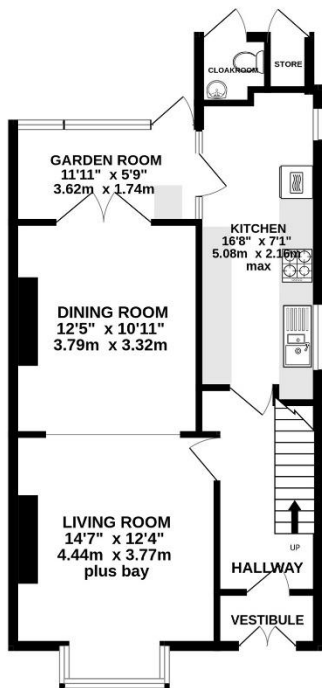
Tenure: Freehold. Council tax band: D.



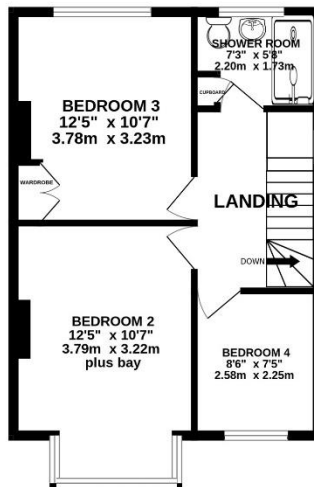




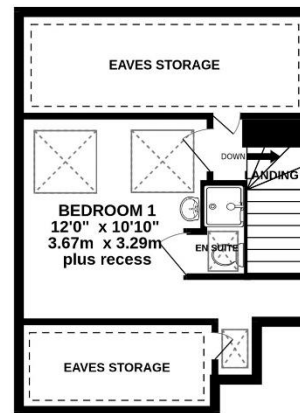
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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