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*126 Pinhoe Road, Exeter, Devon, EX4 7HJ*



SOUTHGATE  
— ESTATES —

£330,000





## *126 Pinhoe Road, Exeter*

A four bedroom student house located in the convenient area of Mount Pleasant. The internal accommodation briefly consists of an entrance vestibule and hallway with access to the sizeable kitchen diner, a separate living room and one of the double bedrooms. Upstairs are three more bedrooms and a shower room. To the rear of the property is an enclosed garden.

The location is ideal for access to both the Streatham university campus, as well as St Lukes, and there are a range of parks, convenience stores, bars and coffee shops nearby, along with Polsloe Bridge train station.

We are advised by the vendors that this property has longstanding use as an HMO. It could equally be used as a family home. The vendors can provide evidence of continued C4 usage but will not provide a certificate of lawful use.

Ground Floor The front door opens to the entrance vestibule and hallway which provides access to each of the downstairs rooms. The first door opens to the living room which benefits from a bay window to the front aspect and a decorative cast-iron fireplace.

The open-plan kitchen diner contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, plus space for a washing machine, an under counter fridge and an additional tall fridge freezer. There is also a breakfast bar, a door to the garden and windows to the rear and side aspects.





*First Floor* Stairs rise to the first floor landing which accommodates a further three double bedrooms and the shower room. There is also a built-in storage cupboard. The largest bedroom is situated to the front and features a bay window to the front aspect. Bedroom two is also a good-sized double incorporating a window to the rear aspect. The third double bedroom also includes a window to the rear aspect, as well as a built-in wardrobe. Lastly, the shower room comprises a close-coupled WC, a pedestal wash basin with a mixer tap over and a large shower cubicle with a rainfall and additional handheld shower head. An obscured window faces the side aspect.

*Garden* A door opens out to the enclosed rear garden which is mainly paved, providing a low maintenance outside space.

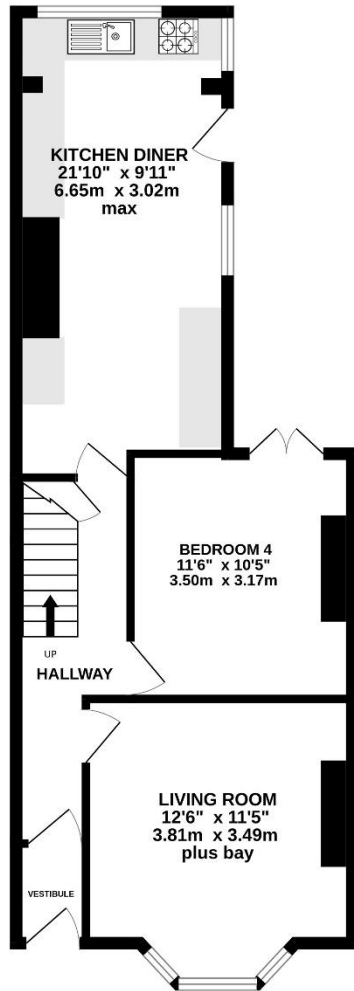
*Property Information* Tenure: Freehold. Council tax band: C.

*How Large is this Home?* Living Accommodation (approx): 100.2m<sup>2</sup> / 1078ft<sup>2</sup>

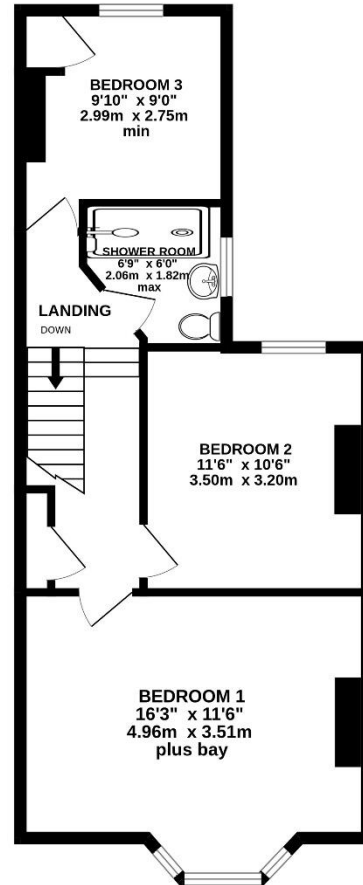
- *4 Double Bedrooms*
- *Terraced House*
- *Large Kitchen Diner*
- *Popular Student Location*
- *Low Maintenance Garden*
- *Separate Living Room*



GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.

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 misstatement. 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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## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**SOUTHGATE**  
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