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1 Pardon Rise, Pinhoe, Exeter, EX1 4BW



SOUTHGATE
— ESTATES —

£495,000

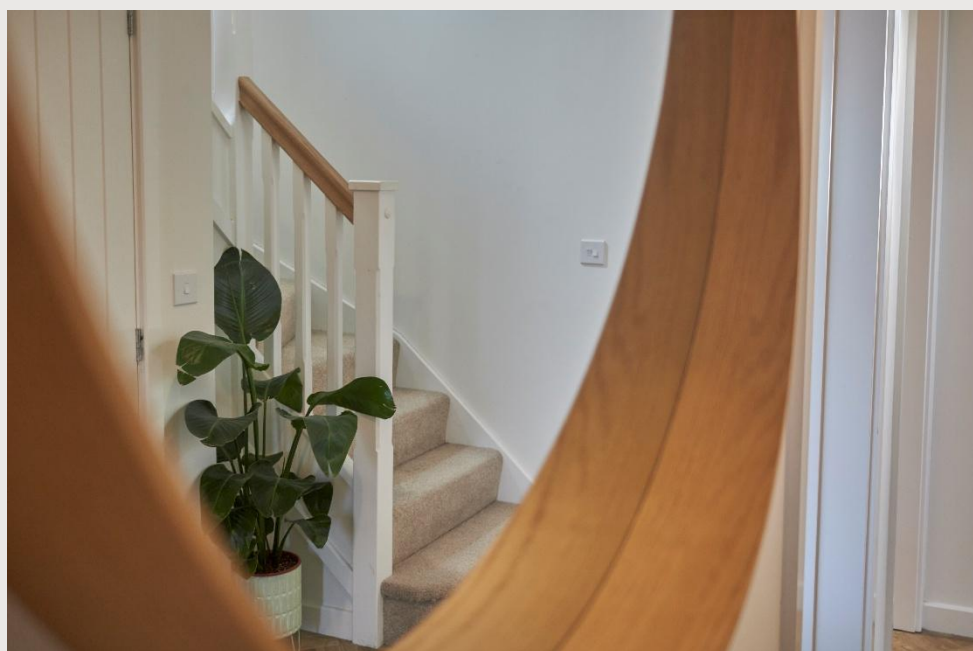




1 Pardon Rise

A spacious four-bedroom detached family home located on the outskirts of the popular village of Pinhoe. The property is well-presented and benefits from an enclosed garden to the rear, as well as a single garage with a driveway to the front and solar panels. The internal accommodation briefly consists of an entrance hallway leading into the open-plan kitchen diner, a separate living room and a downstairs cloakroom. Upstairs are the four double bedrooms, with an en suite to the master, and a main bathroom.

The area of Pinhoe enjoys a wide range of amenities on the doorstep, including a pub, convenience store, GP surgery and a primary school, as well as Pinhoe train station. Additionally, the property is situated just a short drive from the National Trust's Killerton estate, a popular area for woodland walks.



Ground Floor The front door opens into the welcoming entrance hallway where doors lead into each of the main downstairs rooms. Stairs rise to the first floor incorporating a large utility cupboard below, providing a fitted worktop with space for a washing machine and tumble dryer. The ground floor also offers a convenient downstairs cloakroom. The impressive kitchen diner enjoys an open-plan layout and features a selection of stylish wall and base units with granite worktops, a matching upstand and a 1.5 bowl stainless steel sink with a mixer tap over and drainer grooves to the side. Appliances include a double eye-level oven with a separate AEG induction hob, an extractor hood, a tall fridge freezer and a dishwasher. In addition, French doors open directly out to the rear garden, and windows face the rear and side aspects, filling the room with ample natural light. The living room is a well-proportioned reception room complemented by a window to the front aspect.



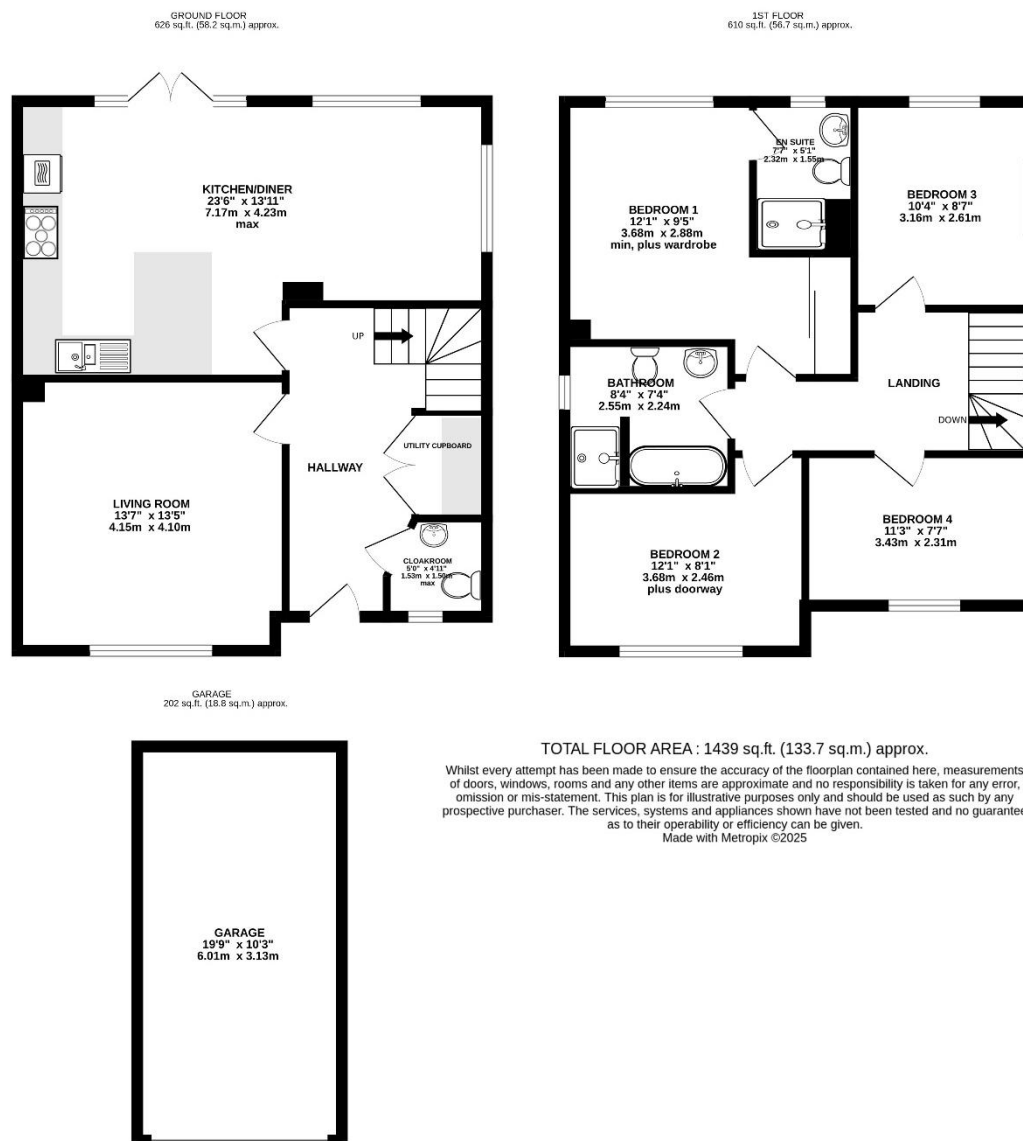
First Floor The first floor landing provides access to the four bedrooms and the family bathroom and has the advantage of a window to the side aspect. The master bedroom is a pleasant double bedroom benefitting from a built-in mirrored wardrobe, as well as a window to the rear aspect overlooking the garden. A door opens into the en suite shower room which incorporates a close-coupled WC, a wall-mounted wash basin with a mixer tap over, and a shower cubicle with a rainfall shower head, and additional shower head over. There is also a frosted window to the rear aspect, a heated towel rail and an extractor fan. The remaining three bedrooms are all further good-sized doubles, with bedroom three enjoying a dual aspect, and bedrooms two and four offering windows to the front aspect. Lastly, the bathroom comprises a close-coupled WC, a wall-mounted wash basin with a mixer tap over, a bath with a central mixer tap and handheld shower head, plus a separate shower cubicle with a rainfall shower head, and additional shower head over. A frosted window faces the side aspect and there is also a heated towel rail and an extractor fan.

Garden, Garage & Parking Doors open out to the delightful enclosed rear garden which features a patio area leading out from the kitchen diner. The remainder of the garden is laid to lawn, and a gate provides access to the side. The property also includes a single garage which is serviced by power and lighting with overhead storage space. An up-and-over door opens to the driveway which offers parking for up to three vehicles and an EV charging point.

Property Information Tenure: Freehold. Council tax band: E.

- *4 Double Bedrooms*
- *Detached House*
- *Enclosed Garden*
- *Off-Road Parking & Garage*
- *Beautifully Presented*
- *Popular Location*
- *Solar Panels*





Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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