



naomi j ryan
estate agents



Detached Bungalow



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



Established Gardens



Council Tax Band: D

£475,000 Freehold

Park Lane,

Pinhoe, Exeter, Devon, EX4 9HH

www.naomijryan.co.uk

GROUND FLOOR



SUMMARY

A beautifully presented three-bedroom detached bungalow with superb views across Exeter and situated at the end of a private road. The bungalow occupies a generous corner plot and offers scope for extension (subject to the necessary permissions and planning consents).

The property has undergone considerable improvement by the current owners and offers light and spacious accommodation throughout. The property comprises entrance porch, modern fitted kitchen with a comprehensive range of storage and a central island, dual aspect living/dining room with a bay window overlooking the garden, and taking in superb views across the surrounding area. There are three double bedrooms and a modern bathroom.

Outside are mature gardens to the front, side, and rear, laid to lawn with winding paths through mature borders planted with seasonal flowers and shrubs. A raised decked area provides a superb seating area. To the front of the property is a private driveway providing off-road parking. There are also two storage sheds, one to the front and another to side the side of bungalow.

Pinhoe is a popular residential district on the North Eastern fringes of Exeter, ideal for access to the M5 and A30. Exeter Airport and the Met Office Headquarters are also nearby. Pinhoe has a range of shops, a post office, and a bus service that runs into the City Centre. It also has a railway station with a service both to Waterloo and to Paddington via Exeter.

Internal viewing is highly recommended for this beautiful home.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

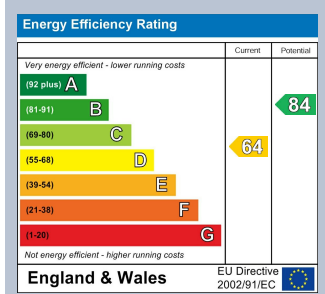
REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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