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estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Driveway



Enclosed Rear Garden



Council Tax Band: D

£375,000 Freehold

Farley Grove,  
, Exeter, Devon, EX1 3YX

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)



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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## SUMMARY

A well-presented and spacious semi-detached townhouse with three double bedrooms, built by well-regarded builders, Bloor Homes. Located on a modern development on the outskirts of Pinhoe. The property offers excellent access to major road networks, Pinhoe Train Station, and a newly opened convenience store.

The property has accommodation over three floors and comprises entrance hall, living room, open plan kitchen/dining room with integrated appliances including a fridge/freezer, a dishwasher, electric hob, and built-in double oven. The kitchen provides direct access to the rear garden with double doors out. A utility area and ground floor cloakroom are also accessed off the kitchen. On the first floor are two double bedrooms and the main bathroom with a separate shower unit. On the second floor is a superb bedroom suite with fitted wardrobes, dressing area, and an ensuite shower room.

Outside is an enclosed garden with a paved patio area providing a delightful seating area, steps down to a section of garden which is laid to lawn with paved pathway leading to the bottom of the garden. A useful garden shed is located behind the former garage. A gate provides access to the driveway immediately to the side of the house and provides off-road parking for up to three vehicles.

### FORMER GARAGE/HOBBY ROOM 18'0" x 9'2" (5.51 x 2.81)

A superb versatile space with power and light. Double-glazed window and door to side.

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

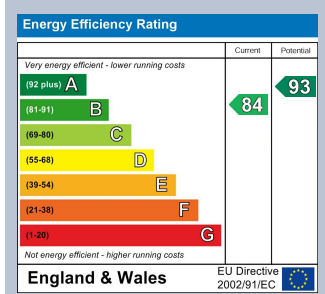
### REFERRAL FEE DISCLOSURE

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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