



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: E

£475,000 Freehold

Pinhoe Road,

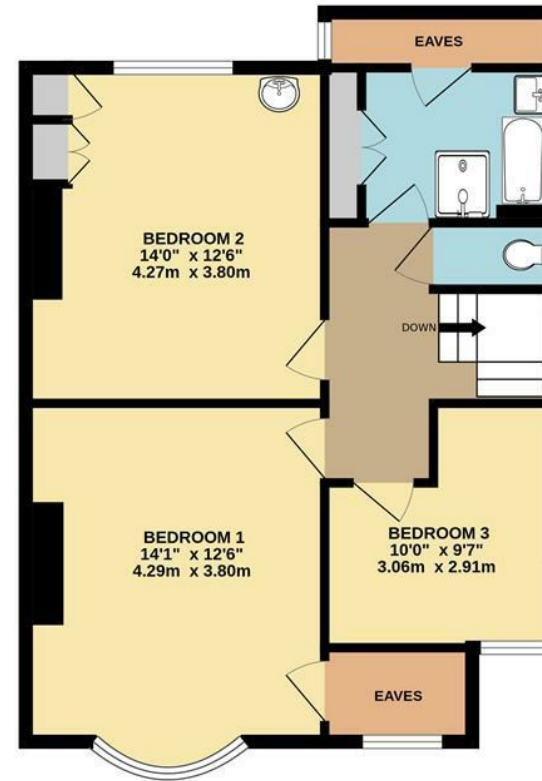
Whipton, Exeter, EX4 8EJ

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A rare opportunity to acquire this substantial Wakeham & Tucker, three bedroom semi-detached home offered to the market for sale with no onward chain. Requiring modernisation, this property offers generous living accommodation throughout and represents a fantastic opportunity for a purchaser to make their own mark.

The property offers convenient access to a range of local amenities, including a variety of supermarkets, well regarded schools, the major road networks surrounding the city and Exeter's City Centre. Whipton Village is located nearby offering independent shops, eateries & a pharmacy.

The accommodation is light and spacious throughout, retaining original, character features. The property comprises of an impressive entrance hall with feature stained glass windows, living room with a curved bay window, dining room, garden room, contemporary kitchen with walk in larder and a WC to the ground floor. Three generous bedrooms, a bathroom and separate WC, located to the first floor complete the accommodation. A particular feature of note is storage, walk in eaves storage accessed from the bathroom & principle bedroom adds to the spacious feel of this property.

Outside the property offers gardens to both the front and rear, the rear garden enjoying a sunny southerly aspect. A garage & covered carport are set back on the driveway, which provides ample off road parking.

Naomi J Ryan are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.



360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

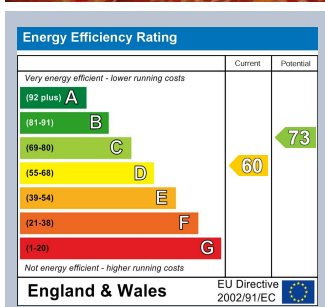
Strictly by appointment with Naomi J Ryan Estate Agents.

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.

AGENTS NOTE

This property has suffered historical subsidence. We have been advised this was rectified via an insurance claim made by the previous owner and remedial works carried out.



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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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