



naomi j ryan
estate agents



Detached Bungalow



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Private
Driveway



Front & Rear Gardens



Council Tax Band: D

Offers Over £290,000 Freehold

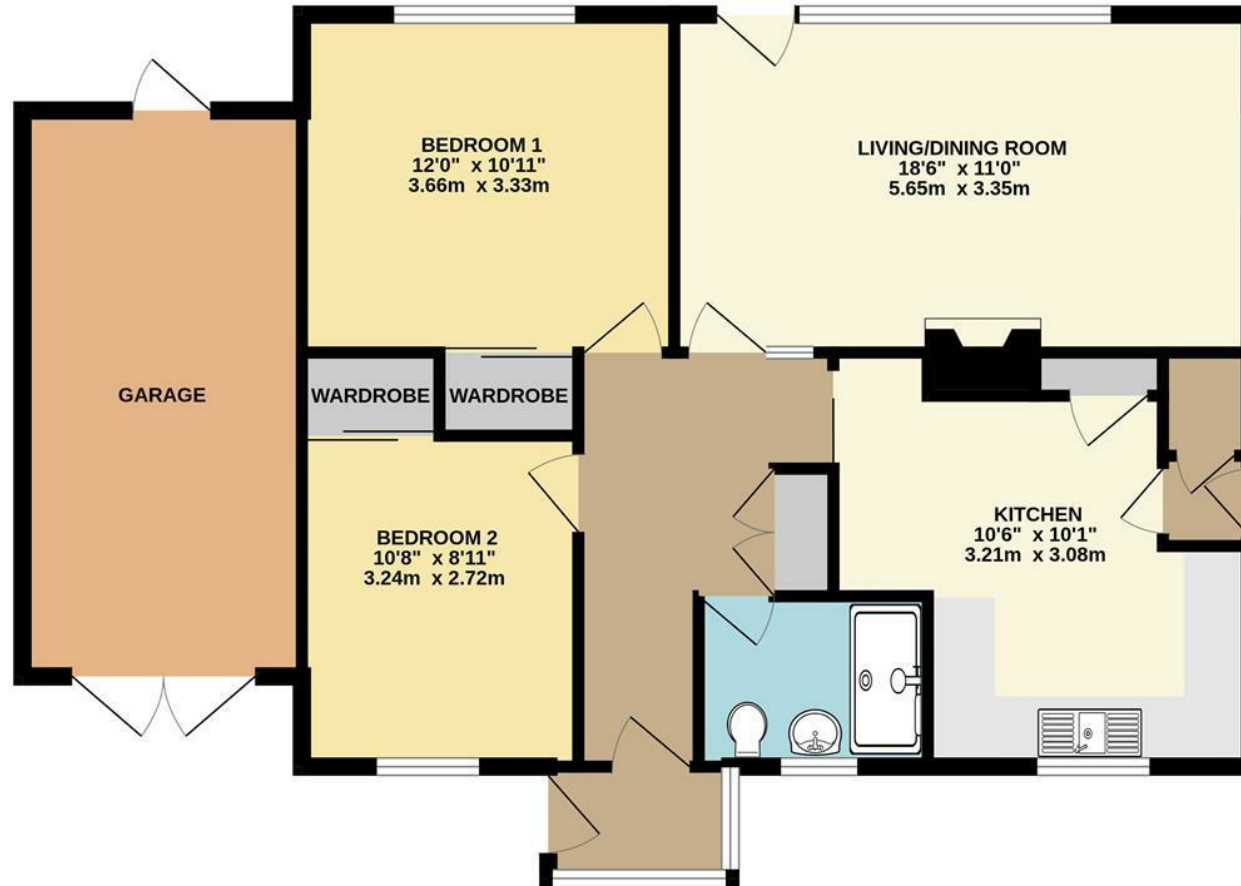


Broadparks Avenue,

Pinhoe, Exeter, EX4 9ET

www.naomijryan.co.uk

GROUND FLOOR



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 light and spacious detached bungalow with two double bedrooms, situated in this small residential cul-de-sac. The bungalow is being sold with no onward chain and is located on the edge of Pinhoe, with Pinhoe's wide range of amenities on offer in Pinhoe village such as a doctor surgery, Spar Shop, Pharmacy, Public House, Butchers, and eateries, all within easy reach. Pinhoe Train Station also offers services into Exeter and London Waterloo.

The accommodation comprises an entrance porch, hallway, spacious living/dining room with access to the rear garden, kitchen, two double bedrooms (with built-in wardrobes), and a shower room. The bungalow offers excellent scope for improvement and extension (subject to any planning and permission required)

Outside are well-maintained front and rear gardens. The rear garden offers a good degree of privacy and is laid to lawn with various shrubs, plants, and a beautiful magnolia tree. There is access down the side of the property to the front garden and a door into the rear of the garage. The front garden is laid to lawn with planted borders. From the front garden, there are superb views across the surrounding area towards the countryside in the distance. Double gates open onto the private driveway and provides further off-road parking in front of the single garage.

Early internal viewing is highly recommended.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BRITISH
PROPERTY
AWARDS

2021

★★★★★

GOLD WINNER

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BRITISH
PROPERTY
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2022

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BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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IN EXETER



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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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