



naomi j ryan
estate agents



Townhouse



Bedrooms: 4



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage &
Driveway



Single Garage &
Driveway



Council Tax Band: D

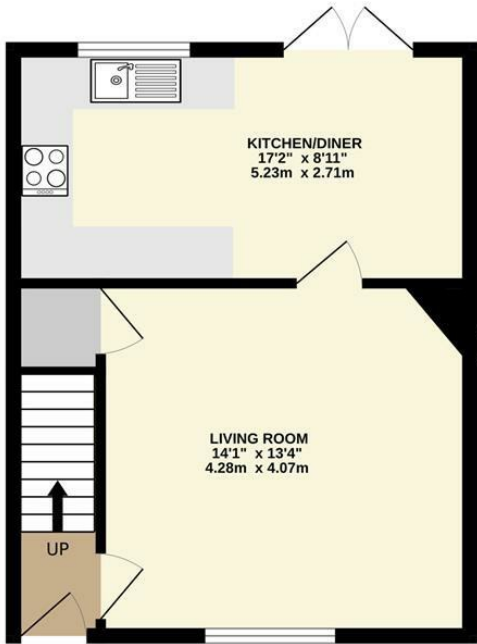
£318,500 Freehold



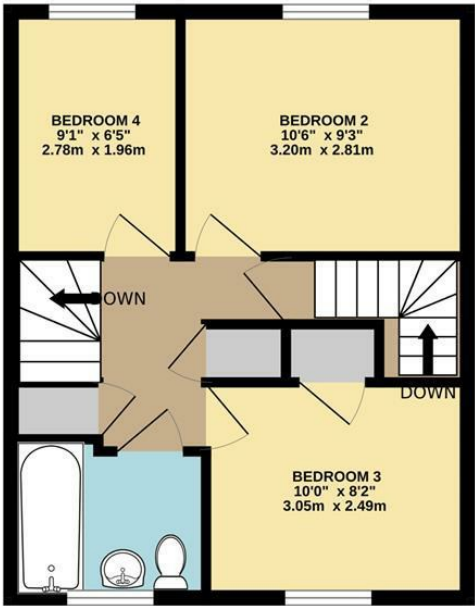
5 Farmhouse Avenue,
Pinhoe, Exeter, Devon, EX1 3XU

www.naomijryan.co.uk

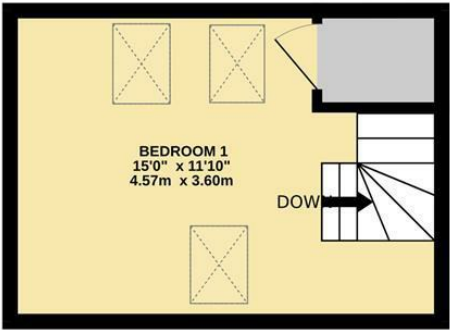
GROUND FLOOR



1ST FLOOR



2ND 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 well presented four bedroom townhouse located within the established and sought after residential area of Pinhoe. The property offers excellent access to transport links including the M5, Pinhoe Train Station & Exeter Airport. Well regarded primary & secondary schools are located nearby as are the wide range of amenities that Pinhoe Village has on offer.

Arranged over three floors this property offers versatile, light and spacious accommodation throughout and well maintained gardens to the front and rear. In brief, the accommodation comprises entrance hall, living room with feature wood burning stove and a contemporary kitchen/diner fitted with integrated appliances to the ground floor. Three good-sized bedrooms and a family bathroom are situated on the first floor with the master bedroom located on the second floor.

Outside the property enjoys both front and rear gardens which have been landscaped with ease of maintenance in mind. Laid predominantly to patio, artificial grass, decking and shrub borders the rear garden enjoys a good degree of privacy, offering a tranquil and pleasant seating area. Located a short walk from the property is a single garage located beneath a neighbouring coach house with an additional parking space in front.

Early internal viewing is highly recommended and a 360 Virtual Tour is available to view online.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating & Woodburner

Utilities: Mains Gas, Electric, Water & Drainage

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

360 VIRTUAL TOUR

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

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

