



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

£425,000 Freehold

Pinhoe Road,
Whipton, Exeter, EX4 8EJ

www.naomijryan.co.uk

GROUND FLOOR



1ST 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 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.

