



naomi j ryan
estate agents



Detached



Bedrooms: 5



Bathrooms: 3



Receptions: 2



Gas Central Heating



Driveway & Double
Garage



Enclosed Rear Garden



Council Tax Band: F

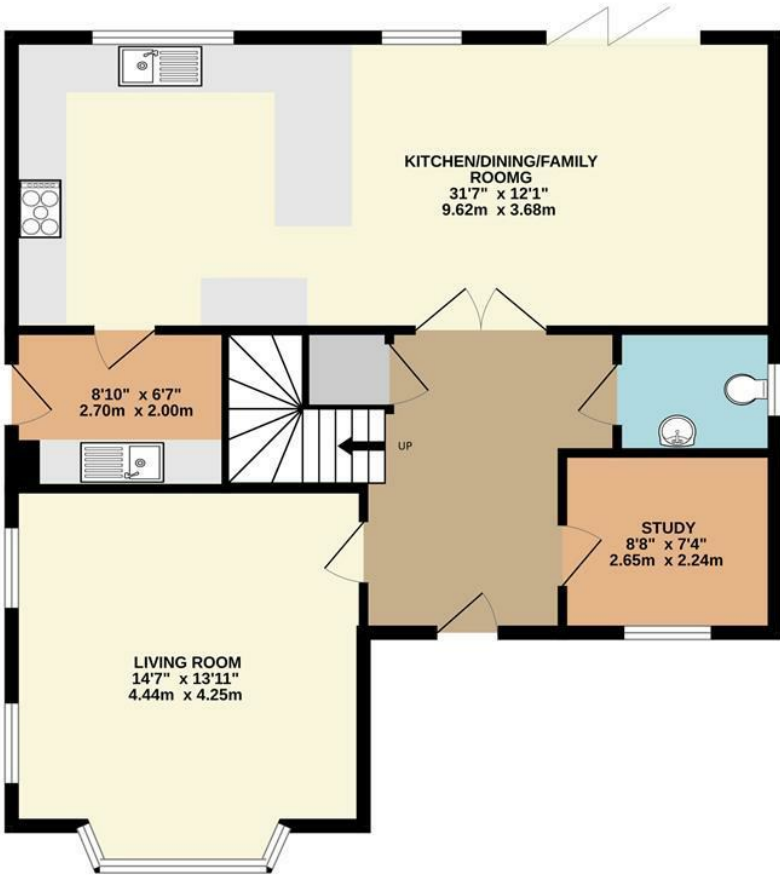
£650,000 Freehold

18 Jersey Road,

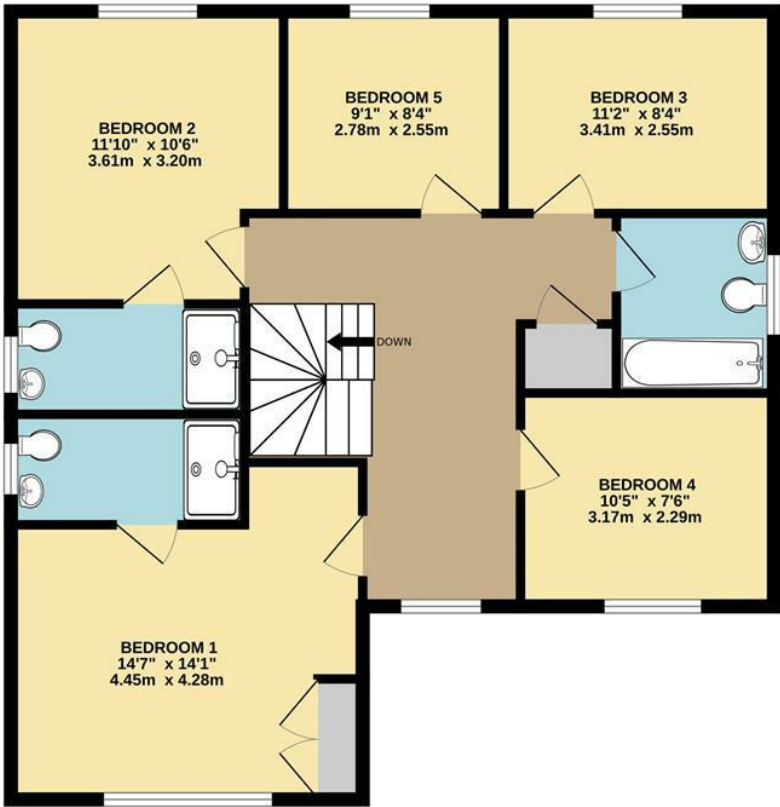
Pinhoe, Exeter, EX4 9AN

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 contemporary & generously proportioned high quality detached home enjoying an elevated position with wonderful views across Exeter towards the Exe Estuary. Situated on this modern development just outside the heart of Pinhoe Village the property offers convenient access to a range of local amenities including well regarded primary and secondary schools, a Spar Shop with Post Office, a regular bus service and Pinhoe Train Station. The major road network surrounding the city is also within easy reach.

The property has been beautifully maintained by the existing owner and offers accommodation that is light, spacious and versatile, perfectly suited to modern family life. The accommodation comprises in brief generous entrance hall, study, living room with feature bay window, WC, utility room and impressive kitchen/dining/family room to the ground floor. This room, spanning the entire width of the property, is a particular feature of this home boasting a high-spec kitchen with integrated Bosch appliances and a breakfast bar. Bi-fold doors open out onto a patio and the rear garden. To the first floor a generous landing offers access to five good sized bedrooms, the two largest bedrooms both enjoying an ensuite shower room and a family bathroom. Occupying a generous plot, the property enjoys a good sized rear garden laid predominantly to lawn and a patio. Side access offers access to the double width driveway and double garage with an electric up and over door.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate

MATERIAL INFORMATION

Construction notes: Timber Frame

Heating: Gas Central Heating

Utilities: Connected to mains Electric, Gas, 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

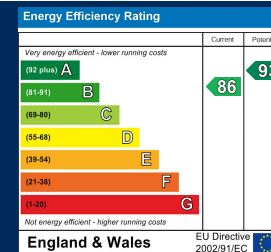
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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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