



naomi j ryan  
estate agents



Bungalow - Detached



Bedrooms: 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



Driveway



South Westerly Rear  
Garden



Council Tax Band: E

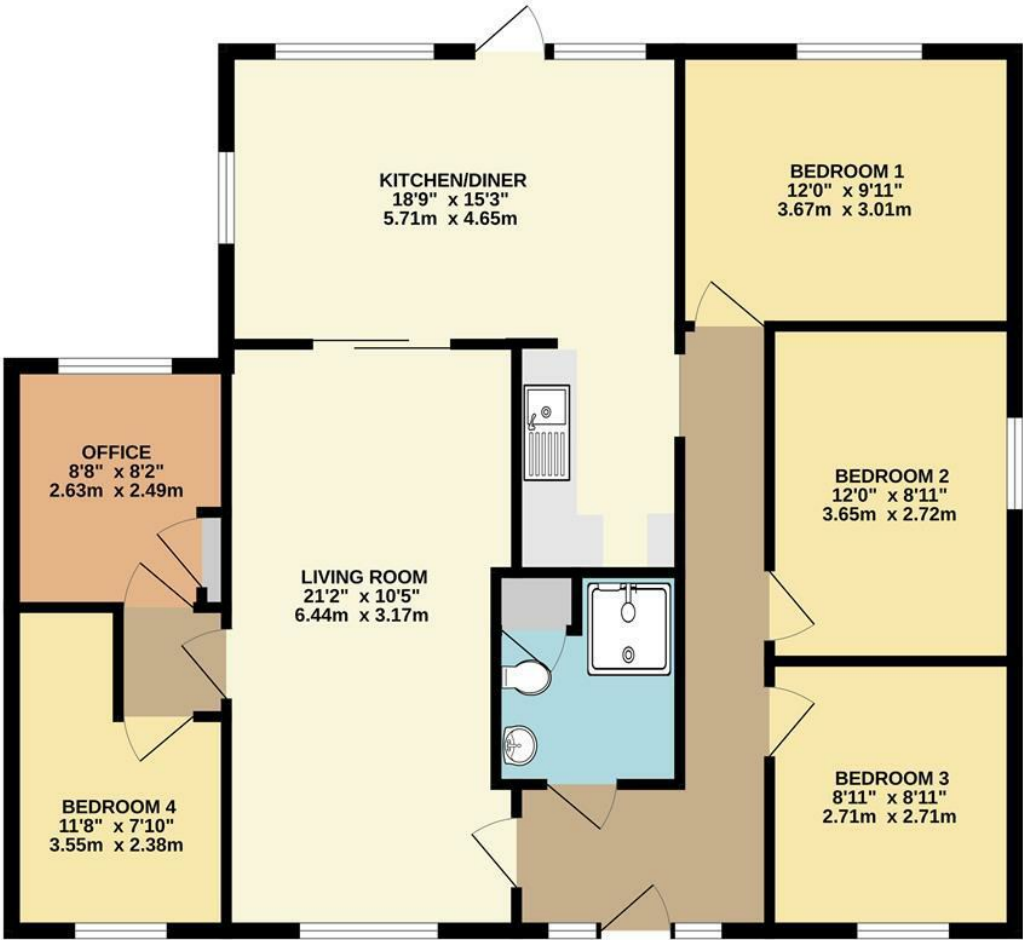
£325,000 Freehold

2 Parkers Cross Lane,

Pinhoe, Exeter, EX1 3TA

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

PARKERS CROSS LANE



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 detached and deceptively spacious four bedroom bungalow, occupying highly convenient position within walking distance of Pinhoe Village, and offered to the market for sale with no onward chain. 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 requires a full refurbishment and offers accommodation that is light, spacious and versatile. In brief the accommodation comprises, entrance hall, living room, generous kitchen/diner, wet room, four bedrooms and an office space. Outside the property offers an enclosed rear garden which enjoys a sunny south westerly aspect and a good degree of privacy. A gated path to the side of the property offers access to the front aspect. A driveway spanning the width of the property provides ample off road parking.

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

## MATERIAL INFORMATION

Construction notes: Brick.

Heating: Gas Central Heating.

Utilities: Connected to mains gas, electric, water and 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.

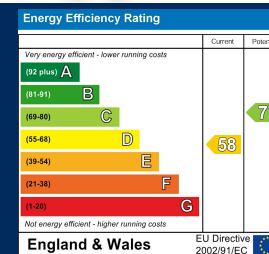






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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