





Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Private Driveway





Enclosed Rear Garden Council Tax Band: E

Guide: £530,000 Freehold

51 Pinn Hill,

Pinhoe, Exeter, EX1 3TH

GROUND FLOOR 1ST FLOOR











SUMMARY

A substantial and wonderfully presented four-bedroom detached family home offering versatile living accommodation, located on the eastern outskirts of the city. Situated just outside the heart of Pinhoe, the property offers convenient access to a range of local amenities including well-regarded primary and secondary schools, a Co-Op food shop, a regular bus service, and Pinhoe Train Station. The major road network surrounding the city is also within close proximity.

Offering light and spacious accommodation throughout, the property comprises entrance hall, a superb dual-aspect living room, separate dining room with double doors to the rear garden, and a modern kitchen/breakfast room, fitted with a comprehensive range of grey shaker-style units. A ground-floor bathroom with a separate shower and a double bedroom completes the ground-floor accommodation. On the first floor are three further bedrooms, the largest of which has fitted wardrobes and is dual aspect with views over the local area to front and rear. There is a second shower room, accessed from the landing.

Outside is a beautifully maintained rear garden, laid to lawn with mature shrubs. A decked area provides a delightful seating area, taking in a pleasant aspect across the garden. There is side access to the front of the property and a door providing access to the single garage.

To the side of the property is the detached single garage with a roller door to the front. The private driveway provides off-road parking for several vehicles.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes:

Utilities:

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

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.









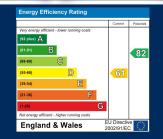








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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