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Property Location: [//private/plays:magma](#)
Council Tax Band: B
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed, Gigabit (up to 1000 Mbps) download and upload speeds, great overall mobile coverage, 4K Ultra HD ready.
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Devon County Council, Topsham Road, Exeter, Devon, EX2 4QD

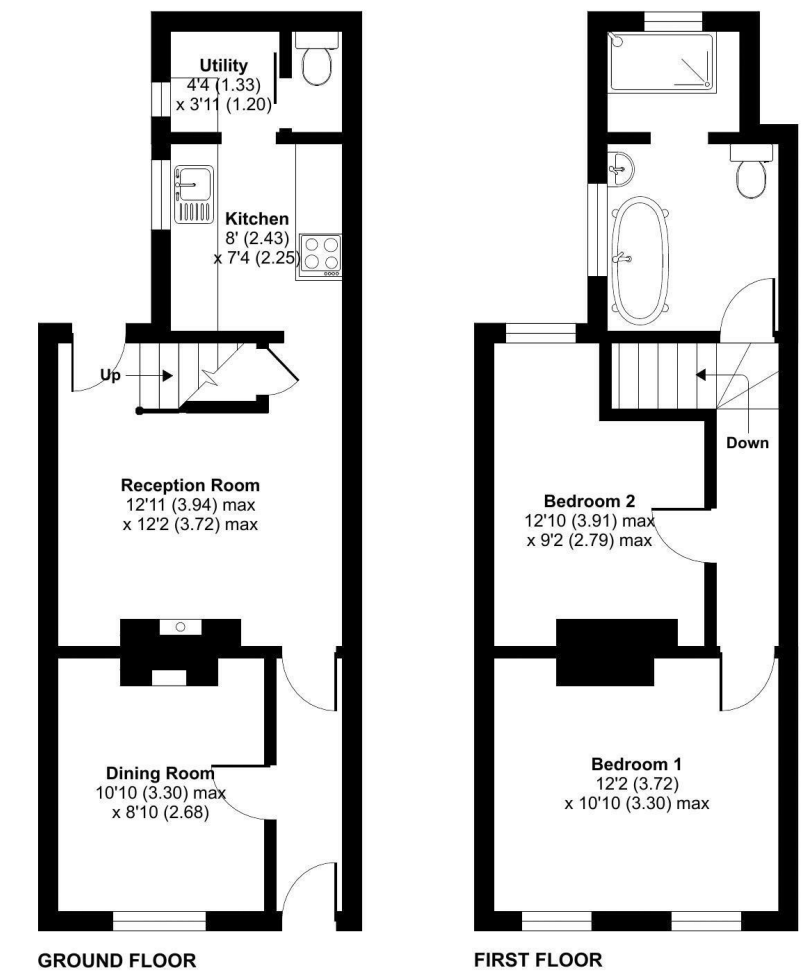


**Wilkie May
& Tuckwood**

Floor Plan

Station Road, Pinhoe, Exeter, EX1

Approximate Area = 780 sq ft / 72.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1515147

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Description

- Guide Price £230,000 – £240,000
- Two Double Bedrooms
- uPVC Double Glazing
- Mains Gas Fired Central Heating
- Good Size, South Facing Rear Garden
- Unrestricted Road Parking
- New Bathroom In 2023
- New Flooring In 2026
- Close To Amenities & Pinhoe Station
- No Onward Chain

GUIDE PRICE: £230,000 – £240,000. Offered with no onward chain is this beautifully presented two double bedroom Victorian home. Ideally situated within walking distance of Pinhoe railway station and local amenities, the property also benefits from a good sized, South facing rear garden, mains gas fired central heating (new boiler in 2023) and uPVC double glazing throughout.



Originally built for the railway workers at Pinhoe Station, this charming Victorian home retains many of its original features and character whilst offering the comforts of modern living, including gas fired central heating and uPVC double glazing. The accommodation is arranged over two floors and briefly comprises: entrance hallway with doors leading to the dining room and living room. The dining room is situated at the front of the property and features a fireplace with surround and double glazed window overlooking the front. The living room provides access into the rear garden and kitchen, with a further fireplace, useful understairs storage cupboard and stairs rising to the first floor. The kitchen is fitted with a range of base units with work surfaces over, integrated electric oven and halogen hob,

stainless steel sink with mixer tap and a double glazed window. A useful utility area provides additional work surfaces, space and plumbing for a washing machine and space for a fridge freezer. The ground floor is completed by a cloakroom with low level WC and heated towel rail. On the first floor there are two good size double bedrooms and a spacious family bathroom comprising walk in shower, freestanding bath, low level WC and wash hand basin. Externally, the property enjoys a good sized South facing rear garden which is laid predominantly to lawn and patio with mature flower and shrub borders, timber shed and outside tap. To the front is a smaller area of garden, providing a useful bin storage area. There is unrestricted road parking found a short distance from the property.

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