Burgoynes
ESTATE AGENTS

24 Oakley Close

Pinhoe, Exeter, EX1 3SB

A well appointed detached bungalow in the heart of Pinhoe and just a few minutes easy walking distance from Pinhoe shops and amenities. With two double bedrooms this is a perfect retirement property quietly situated in a sought after cul-de-sac with front and rear gardens, detached single garage and off road parking. The rear garden is well enclosed and attracts plenty of sunshine throughout the day.

This property also lies just a few hundred yards from a bus stop, Pinhoe Medical Practice, Station Road playing field and Pinhoe railway station (Exeter- London Waterloo) providing fast travel to and from the city centre (Exeter/London Waterloo Line) stopping firstly at Central Station in Queen Street and then onto St David's Station.

Strong interest anticipated and early viewings are highly recommended to avoid disappointment.

Pinhoe has a comprehensive range of local amenities nearby, including an ancient parish church, Pinhoe Primary School (church of England) and neighbouring pre school, village hall (America Hall), Spar store/post office, health centre, Station Road Playing Fields, pharmacy, butcher, hairdressers, petrol station, two Chinese takeaways and a veterinary centre. There is also the new Italian restaurant, in the centre of the village, which is proving very popular. Aldi, Lidl and Sainsbury's superstores are nearby. Pinhoe is a sought after village, well known for having a very active and friendly community. There is a regular bus service to and from the city centre and villagers can enjoy the convenience of being within easy reach of the Monkerton link road to Exeter Business Park in Sowton, the M5 Motorway and A30. It should also be noted that the property falls within the catchment area for Clyst Vale Community College and St Luke's Sports and Science College is nearby.

Guide Price £332,500

24 Oakley Close

Pinhoe, Exeter, EX1 3SB

2 1 1 C

Entrance Porch

Entrance Hall

Lounge
12'10" x 11'8" (3.93m x 3.58m)

Dining Room
8'10" x 8'4" (2.71m x 2.56m)

Kitchen
8'11" x 8'5" (2.72m x 2.58m)

Utility/Back Porch
7'9" x 6'0" (2.37m x 1.83m)

Bedroom 1
9'11" x 9'9" (3.04m x 2.99m)

Bedroom 2
11'11" x 9'11" (3.65m x 3.04m)

Shower Room
6'4" x 5'6" (1.94m x 1.69m)

Garage
17'4" x 8'0" (5.30m x 2.44m)

Gardens & Parking

Directions

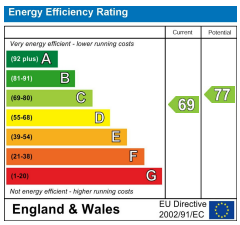
Floor Plan

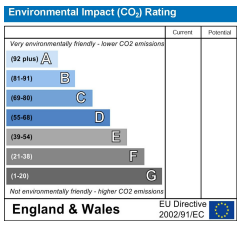
Total area: approx. 69.6 sq. metres (749.4 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibilty is accepted for any other use.

24 Oakley Close, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





82 Fore Street, Heavitree, Exeter, EX1 2RR
Tel: 01392 499823 **Email:** property@burgoynesestateagents.co.uk