



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Two Parking Spaces



Large Rear Garden



Council Tax Band: D

£415,000 Freehold

15 Venny Bridge,

Pinhoe, Exeter, EX4 8JX

www.naomijryan.co.uk



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 well-presented & extended four-bedroom semi-detached home offering generously proportioned accommodation, off road parking and a large garden. Located on a no-through road, the property offers highly convenient access to local amenities which include range of supermarkets, well regarded primary & secondary schools and Pinhoe Train Station. Pinhoe village, located a short distance away, offers a wealth of amenities including a Spar shop with Post Office, public house, garage, doctors' surgery & independent eateries. For those required to commute, the major road network surrounding the city is within easy reach.

The property enjoys light and spacious accommodation throughout comprising in brief entrance hall, WC, bay fronted living room, dining room, contemporary kitchen and a further sitting/family room with French doors opening out onto the rear garden. Three bedrooms and a family bathroom, fitted with a four piece suite, are located to the first floor. The generous principle bedroom & ensuite shower room occupy the second floor. This room is a particular feature of the property and offers a view across the rear garden and walk in wardrobe.

Outside the property enjoys a generous, well maintained rear garden comprised of lawn & patio. The garden offers a good degree of privacy making it the perfect spot to enjoy the outdoors. A further feature of the garden is the games room. Converted from what was the garage, this versatile space could be used for a variety of purposes including a home office if required. Two parking spaces, arranged side by side, are located immediately in front of the property.

Naomi J Ryan Estate Agents are delighted to bring this wonderful home 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, Wood burner & electric fire.

Utilities: 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>

REFERRAL FEE DISCLOSURE

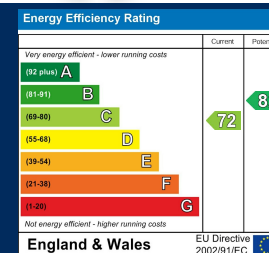
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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