



naomi j ryan  
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



EON District Heating



Garage & Driveway



Enclosed Garden



Council Tax Band: E

Guide Price £400,000-£425,000

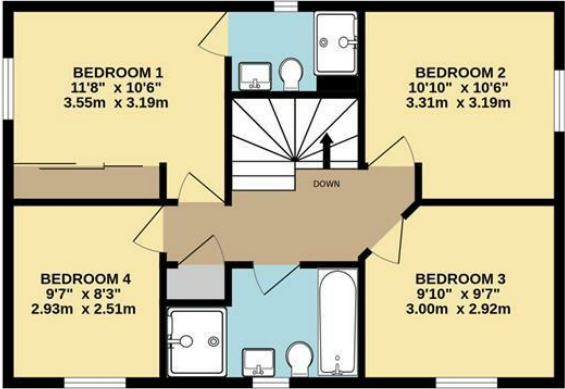
8 Lower Coppice,

Pinhoe, Exeter, EX1 3ZA

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

GROUND FLOOR

1ST FLOOR



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

Guide Price £400,000-£425,000. Presented to the market without any onward chain, this contemporary family home is situated in a highly desirable location within the esteemed Bloor Homes development. Positioned towards the end of a no-through road, the property is adjacent to the country park and enjoys views over this communal area. Situated on the outskirts of Pinhoe, the property provides excellent access to major road networks, including the M5 and A30, Pinhoe Train Station, and a Co-Op convenience store. Additionally, well-regarded primary and secondary schools are located in close proximity.

The house exudes a bright and spacious ambiance throughout, featuring an entrance hall, a ground floor cloakroom, a generously proportioned living room with a bay window that offers a magnificent view of the country park, and an open plan kitchen/dining area equipped with a modern kitchen. The integrated appliances include a fridge/freezer, dishwasher, double oven, and hob. A separate utility room is conveniently located just off the kitchen. On the first floor, there are four well-sized bedrooms, one with an ensuite shower room, and a large family bathroom that includes a separate shower.

Externally, the property is set on a generous plot offering a landscaped enclosed garden, a single garage with power and lighting, and a driveway that provides ample off-road parking.

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

## MATERIAL INFORMATION

Estate Service Charge: The property is liable for an estate service charge of £368.64 per annum.

Construction notes: Brick

Heating: EON District Heating

Utilities: Connected to mains Electric, 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>

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## REFERRAL FEE DISCLOSURE

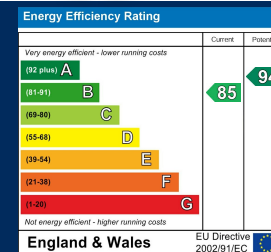
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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