



naomi j ryan  
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Driveway & Garage



Mature Wrap-Around  
Gardens



Council Tax Band: G

**£725,000 Freehold**

45 Main Road,  
Pinhoe, Exeter, EX4 9HD

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

GUIDE PRICE £725,000-£750,000. Set within wonderfully maintained gardens and accessible via a private drive, Bradleigh is a beautifully presented detached home that presents a rare opportunity for those in pursuit of a spacious family residence. The property enjoys convenient access to a range of local amenities including well regarded primary and secondary schools, a Spar Shop with Post Office, a regular bus service and Pinhoe Train Station. Furthermore, the city centre and major road network surrounding the city are also within easy reach.

This remarkable home, modernised by the current owners, seamlessly blends contemporary living with traditional elegance. To the ground floor the accommodation features two inviting reception rooms adorned with bay windows and fireplaces, a shower room, utility room & WC, a study, and an open-plan kitchen/dining area. With its generous proportions, this room serves as the heart of the home, showcasing a stylishly fitted kitchen. On the first floor, there are four bedrooms, three of which are spacious doubles, along with a shower room equipped with a contemporary walk-in shower and his & hers wash hand basins.

The property occupies a substantial plot, surrounded by mature and well-maintained gardens that provide a significant degree of privacy. Features of the garden include well stocked borders, a generous lawn, a patio providing a pleasant seating area and a vegetable patch. The driveway, which accommodates several vehicles, sweeps along the front and side of the property leading to the garage and the rear of the plot. From this point, access can be gained to a private lane, offering the property two points of entry. The garage is generously sized and includes power and lighting.

Naomi J Ryan Estate Agents are delighted to present this exceptional property to the market for sale and strongly recommend internal viewing to fully appreciate all it has to offer.

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains Gas, 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>

## 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.



