



East of 
ESTATE AGENTS

Langaton Gardens
Exeter £270,000

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A well-presented three-bedroom family home in popular Pinhoe, close to the village centre and train station. Offering a spacious sitting room, impressive kitchen/dining room, useful conservatory, two double bedrooms, modern bathroom, enclosed patio garden and unallocated off-road parking.

Mid Terrace | Three Bedrooms | Spacious Sitting Room | Impressive Kitchen/Dining Room | Useful Conservatory | Modern Family Bathroom | Enclosed Patio Garden | Unallocated Off Road Parking |

DESCRIPTION

A well-presented three-bedroom family home, ideally positioned within easy reach of Pinhoe village centre and the train station. The property offers spacious and versatile accommodation throughout, with a particularly impressive kitchen/breakfast room, generous sitting room and useful conservatory providing excellent family living space.

Upon entering, the welcoming entrance hall features wood flooring and provides access to the principal ground floor rooms, with stairs rising to the first floor.

The spacious sitting room enjoys a pleasant front aspect and offers plenty of room for comfortable seating and family living. To the rear, the impressive kitchen/dining room is fitted with a range of stylish high-gloss units & integrated appliances. The room provides ample space for a dining table and benefits from wood flooring, while opening directly into the conservatory.

The conservatory provides an excellent additional reception space, making an ideal family room, playroom or home office. French doors open directly onto the enclosed rear garden, creating a useful connection between the indoor and outdoor spaces.

Upstairs, the landing provides access to three bedrooms and the family bathroom, along with useful built-in storage. The principal bedroom is a good-sized double room with a rear aspect. The second bedroom is also a well-proportioned double bedroom with a front aspect,



while the third bedroom is a useful single room/office space with a front aspect and built-in cupboard.

The modern family bathroom provides a well-appointed space for everyday use.

Outside, the enclosed patio garden offers a low-maintenance outdoor space, enclosed by fencing and benefiting from rear pedestrian access. The property also benefits from unallocated off-road parking.

LOCATION

Langaton Gardens is situated in the popular residential area of Pinhoe, to the north-east of Exeter, offering a convenient combination of local amenities and excellent transport links. Pinhoe village is close by, providing a range of everyday facilities including shops, convenience stores, a post office, pharmacy and local eateries.

The property is particularly well positioned for commuters, with Pinhoe railway station just a short distance away, providing regular services into Exeter and beyond. There are also nearby bus stops, including one on Langaton Gardens itself.

The area is well served by local schools, with Pinhoe Church of England Primary School & Nursery and Monkerton Community Primary School both within the surrounding area. Exeter city centre is also readily accessible, while the A30, M5 and wider road network provide convenient connections for those travelling further afield.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Parking: Residence, Unallocated Parking

Garden: Rear Enclosed Patio Garden

Electricity: Mains

Gas: Mains

Heating: Gas Central Heating

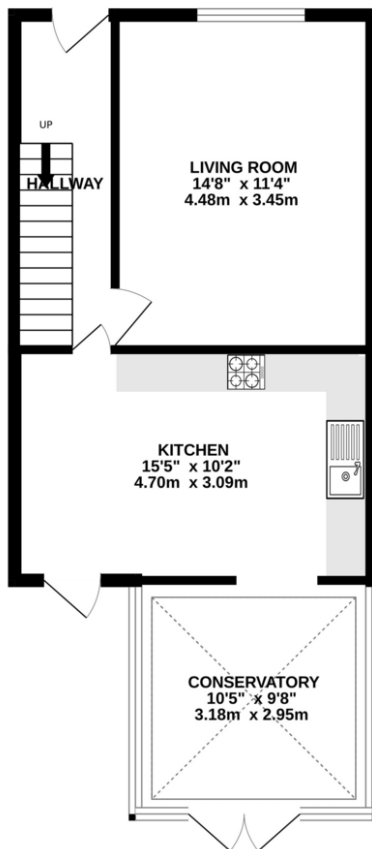
Water supply: Mains

Sewerage: Public

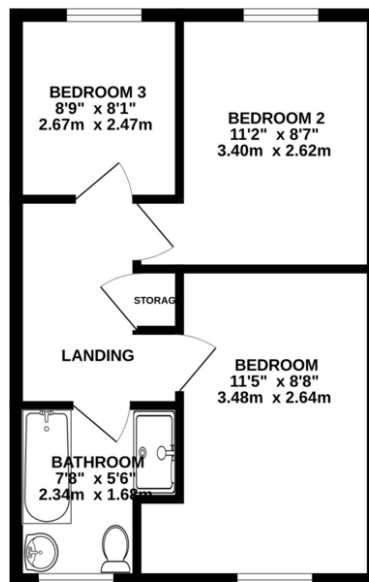
Broadband: Full fibre broadband with up to 1600MPS download & 115MPS upload



GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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