



28 Pinn Lane, Exeter, EX1 3EZ  
Offers Over £350,000

  
FRANCIS LOUIS  
Residential

Pinn Lane, Pinhoe – A beautifully presented three double bedroom townhouse, offering spacious and versatile accommodation arranged over three floors, with a garage, double driveway and modernised interiors throughout.

The ground floor provides a well-balanced layout ideal for modern living. A contemporary kitchen is positioned to the front, offering ample worktop space and storage, while to the rear a separate living and dining room creates a bright and sociable space. Large French doors open onto the rear garden, allowing natural light to flood the room and creating excellent indoor-outdoor flow. A downstairs WC adds further practicality.

On the first floor, the property offers two generously sized double bedrooms, both providing excellent space and flexibility. The main bathroom, which has been recently refurbished, is accessed from the landing but also features Juliet-style doors into one of the bedrooms, allowing it to function effectively as an en-suite if desired.

The top floor is dedicated to an impressive principal bedroom suite, offering a large double bedroom with built-in storage and a modern en-suite bathroom, also refurbished to a high standard. This level provides a private and comfortable retreat.

Externally, the property enjoys a re landscaped rear garden with side access, connecting conveniently to the driveway and garage. To the front, there is a small garden area currently used as a fruit and vegetable patch, adding character and practicality.

The property further benefits from a double driveway and attached garage with electric, providing ample parking and storage.

Situated in the popular area of Pinhoe, the property offers excellent access to local amenities, schools, transport links and the city centre.

This superb home combines space, flexibility and modern finishes, making it ideal for families or those seeking a well-located and versatile property.



## Inside the Property

The interior of the property has been thoughtfully arranged over three floors to provide a superb balance of space, flexibility and modern living, making it ideally suited to families or those seeking versatile accommodation.

On entering the home, you are welcomed into a bright and well-presented hallway which sets the tone for the rest of the property. To the front, the modern kitchen is well-appointed with ample worktop space, storage and room for appliances, offering a practical yet stylish environment for everyday cooking.

To the rear, the property opens into a spacious living and dining room, forming the true heart of the home. This impressive space provides generous room for both seating and dining, making it ideal for family life and entertaining. Large French doors lead directly out to the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. A downstairs WC adds further convenience.

The first floor offers two well-proportioned double bedrooms, both generous in size and offering flexibility for a range of uses such as guest rooms, children's bedrooms or home office space. The main bathroom, which has been recently refurbished, is finished to a high standard and features a Jack and Jill style layout, with access from both the landing and one of the bedrooms via Juliet-style doors, allowing it to function effectively as an en-suite if desired.

Occupying the entire top floor is the impressive principal bedroom suite, providing a private and peaceful retreat. This large double room benefits from built-in storage and a modern en-suite bathroom, also refurbished to a high standard. The layout of this floor creates a sense of separation from the rest of the home, making it ideal for homeowners seeking additional privacy.

Throughout the property, the rooms are well-proportioned and filled with natural light, with a layout that offers both defined living spaces and flexibility. The combination of modern finishes, generous room sizes and thoughtful design creates a home that is both practical and highly comfortable for contemporary living.

## Outdoors & Location

The external setting of the property complements the well-appointed interior, offering a blend of practicality, low-maintenance living and a desirable residential position within Pinhoe.



The property benefits from a double driveway, providing ample off-road parking, alongside access to the attached garage with electric door, ideal for secure parking, storage or workshop use. The frontage also features a charming garden area, currently utilised as a fruit and vegetable patch, adding both character and a functional outdoor space.

To the rear, the home enjoys an enclosed garden, designed for ease of maintenance while still offering a pleasant and usable outdoor environment. The space is ideal for relaxing, outdoor dining and entertaining, with direct access from the living area enhancing the connection between the interior and exterior. A side access gate provides convenient access to the driveway and garage, further improving the practicality of the layout.

The property is situated within the highly regarded area of Pinhoe, one of Exeter's most popular residential locations. The area offers a strong sense of community alongside excellent local amenities, including shops, cafés, schools and everyday conveniences. Pinhoe train station is within easy reach, providing direct links into Exeter city centre and beyond, while regular bus routes and nearby road connections ensure excellent accessibility.

Exeter city centre is just a short distance away, offering a wide range of shopping, dining and leisure facilities, as well as mainline transport links. The area also benefits from nearby green spaces and countryside walks, making it ideal for those seeking a balance between city convenience and outdoor living.

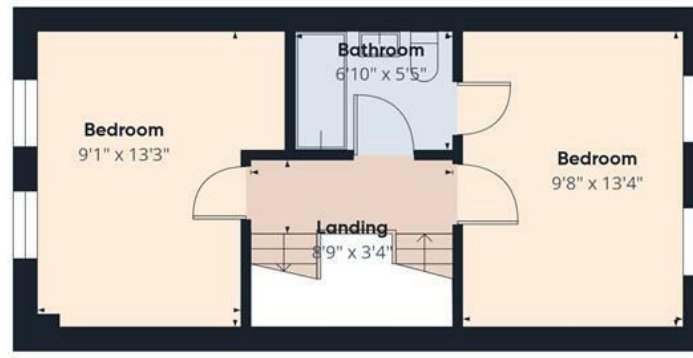
Overall, the outside space and location combine to offer a practical, well-connected and lifestyle-friendly setting, perfectly suited to modern living.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1255 ft<sup>2</sup>

Reduced headroom

33 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2 Building 1

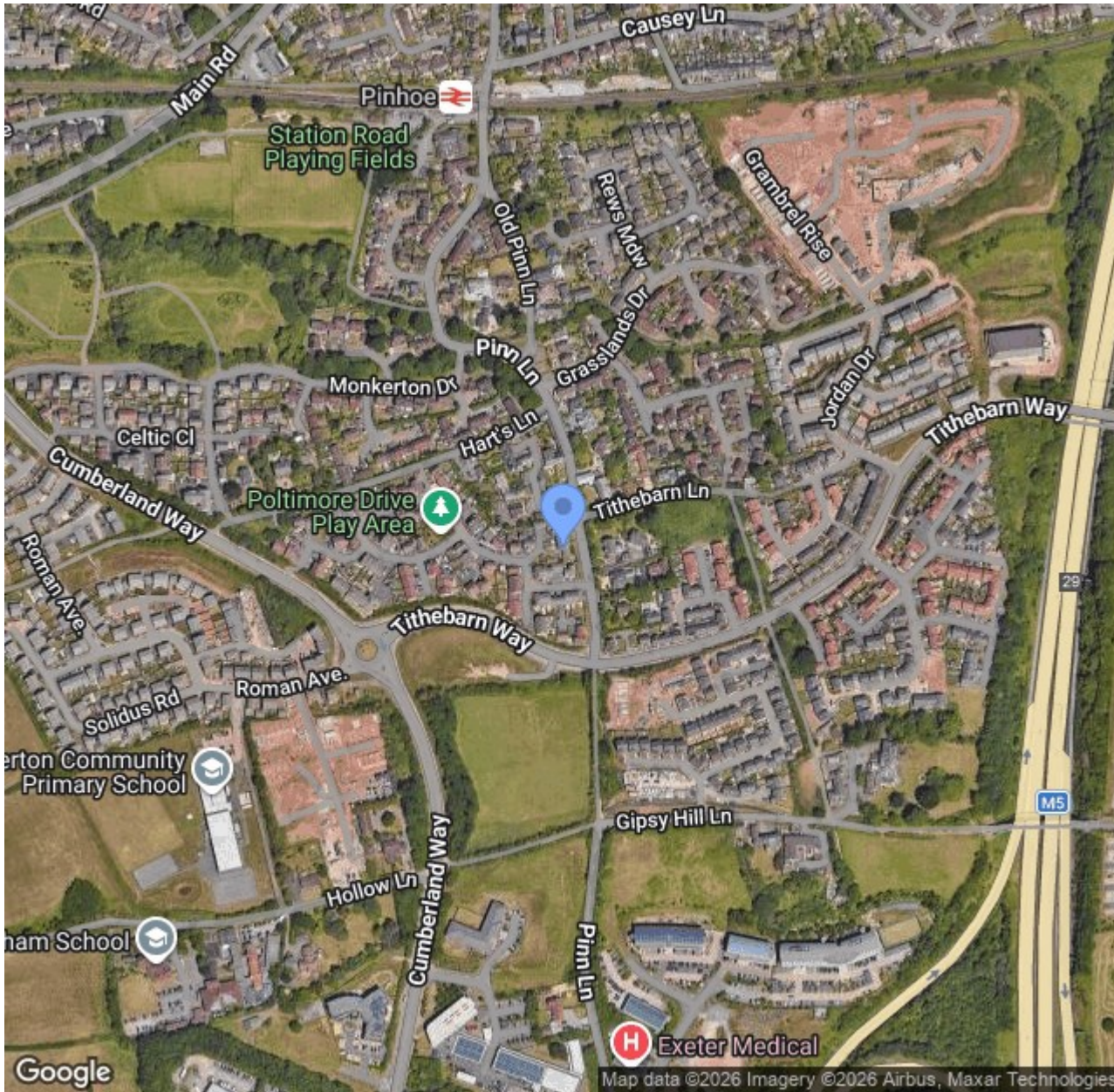


Ground Floor Building 2



- Well-presented three double bedroom townhouse arranged over three floors
- Principal bedroom suite on the top floor with en-suite and built-in storage
- Two further large double bedrooms on the first floor
- Modern family bathroom with Jack & Jill style access to bedroom
- Contemporary kitchen to the front of the property
- Separate living and dining room with French doors to the garden
- Downstairs WC for added convenience
- Double driveway and attached garage with electric
- Front garden currently used as a fruit and vegetable patch
- Located in the popular Pinhoe area of Exeter, offering excellent access to local shops, schools, transport links and Pinhoe train station





Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG  
t. 01392 243077 | e. info@francisloUIS.co.uk | www.propertysoftwaregroup.com