



naomi j ryan
estate agents



Detached



Bedrooms: 3/4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Private Driveway



Generous Gardens



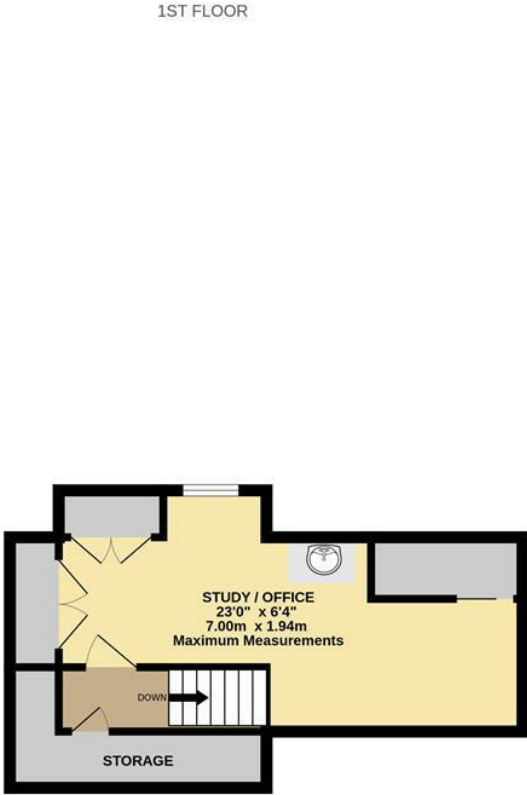
Council Tax Band: E

Guide: £450,000 Freehold

38 Pinn Hill,

Pinhoe, Exeter, EX1 3TQ

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 and thoughtfully extended detached bungalow offering spacious and versatile accommodation, complemented by a superb, generous enclosed rear garden. Situated on the outskirts of the heart of Pinhoe, the property enjoys convenient access to a wide range of local amenities, including well-regarded primary and secondary schools, a Co-op convenience store, regular bus services, and Pinhoe Train Station. The major road networks surrounding the city are also easily accessible.

The accommodation is well proportioned throughout and comprises an entrance porch leading into a welcoming hallway, a light and spacious triple-aspect living room with a wood burner and double doors opening onto the rear garden, a modern fitted kitchen, and a separate dining room enjoying attractive views over the garden. There are three double bedrooms on the ground floor, with the principal bedroom benefiting from a dressing room, en-suite shower room, and double doors opening onto a private patio area. A modern family bathroom and a useful utility room complete the ground floor accommodation. Stairs from the entrance hall rise to a first-floor study/home office with fourth bedroom potential, which enjoys lovely views over the rear garden and provides access to useful eaves storage. The property offers further scope for extension (subject to any planning consents required).

Outside, the beautifully maintained rear garden is a particular feature of the property, being predominantly laid to lawn and enhanced by mature hedging and a variety of fruit trees, creating a high degree of privacy. A substantial timber shed measuring 17'6" x 9'6" (5.34m x 2.92m) provides excellent storage space. Side access leads to the front of the property, where a driveway provides off-road parking for several vehicles.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Solar panels are installed on the roof and are owned outright.

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: BT.

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.

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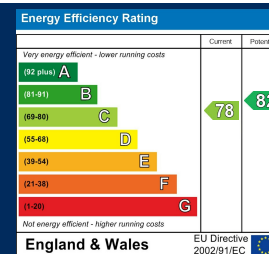
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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