naomi j ryan
estate agents

House - End Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

Driveway & Garage

South Facing Garden

Council Tax Band: C

Offers Over: £275,000 Freehold

205 Pinhoe Road,

Polsloe, Exeter, EX4 8AB

www.naomijryan.co.uk

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£275,000 Freehold

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

Offered to the market with no onward chain, this property represents an excellent opportunity for enhancement and modernisation. The property is situated in a convenient location, positioned on one of the primary routes in and out of Exeter, providing easy access to a variety of local amenities. Polsoe Bridge Train Station is within walking distance, as are Hamlin Plane Playing Fields.

The accommodation briefly consists of an entrance hall, living room, dining room, kitchen, garden room, and WC on the ground floor. The first floor features three bedrooms and a wet room.

The property is set on a spacious plot with a driveway that extends across the front and along the side of the property. Double gates lead into the rear garden and also grant access to the garage. The rear garden is a notable aspect of this property. Generously sized, it also provides a significant level of privacy and enjoys a sunny southerly aspect.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly 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.

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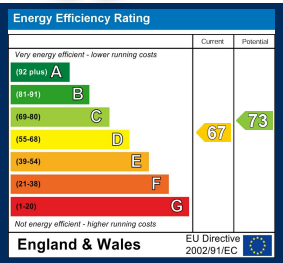
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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