



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: D

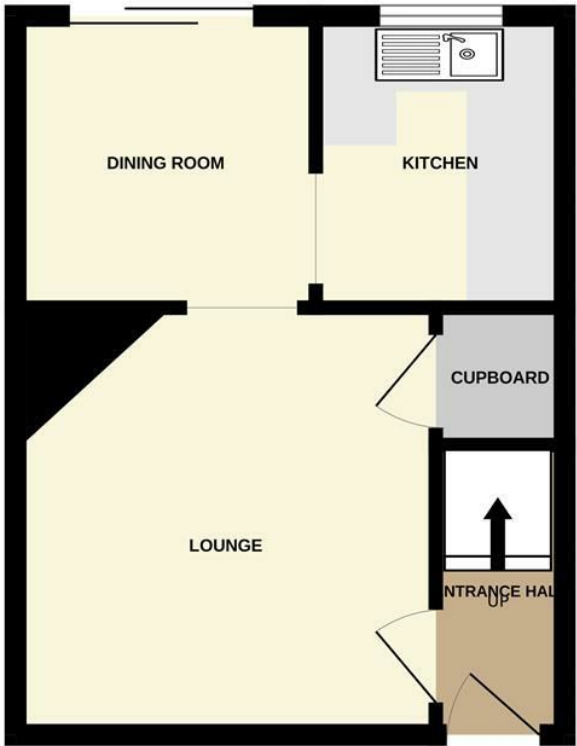
£1,300

Hummingbird Close,

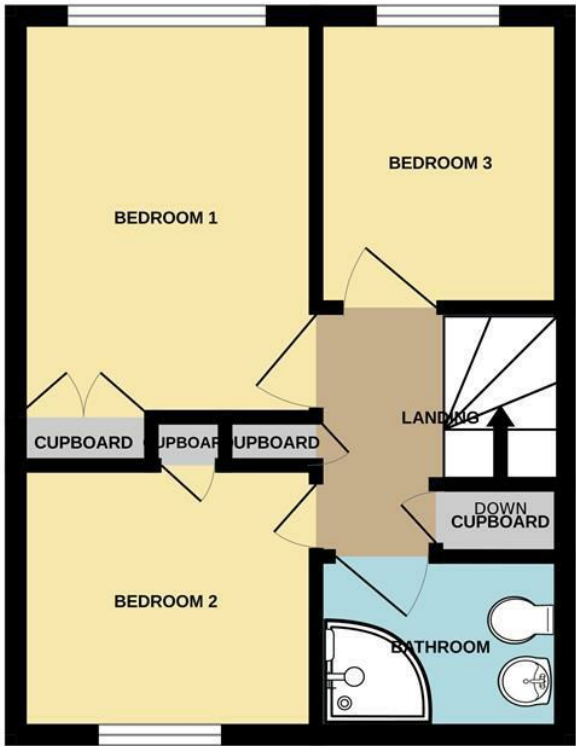
Monkerton, Pinhoe, Exeter, EX1 3QZ

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

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

Nestled in the charming Hummingbird Close, this immaculately presented end terrace house in Monkerton, Pinhoe, Exeter, offers a delightful blend of modern living and convenience. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a comfortable home.

The heart of the house features a spacious lounge that seamlessly opens into a dining room, creating an inviting space for entertaining or relaxing with loved ones. The newly fitted kitchen is a standout feature, equipped with an integral washing machine, fridge freezer, oven, hob, and microwave, ensuring that all your culinary needs are met with ease.

The modern bathroom is tastefully designed, providing a serene space for unwinding after a long day. Outside, the low maintenance garden backs onto local playing fields and parks, offering a peaceful retreat and a perfect spot for outdoor activities.

This property is ideally located within close proximity to well-regarded schools, local shops, and a doctor's surgery, making it a practical choice for everyday living. Additionally, Pinhoe train station is just a short walk away, providing a direct line to London Paddington, which is ideal for commuters.

With an EPC rating D and council tax band D, this property is ready for immediate occupancy, subject to referencing. Don't miss the opportunity to make this lovely house your new home in a desirable residential area.



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