



26 Pinn Lane, Exeter, EX1 3EZ
Price Guide £350,000 to £375,000

Guide Price £350,000 - Beautifully presented three-storey home with driveway, garage and private garden

A superbly presented three-bedroom, three-storey home located on the highly sought-after Pinn Lane in Pinhoe, offering over 1,050 sq ft of stylish accommodation, a garage, private driveway, and a peaceful setting tucked away from the main road.

The ground floor features a welcoming hallway with cloakroom/WC, a modern fitted kitchen with integrated appliances, and a spacious open-plan living and dining room with French doors opening onto the private rear garden — perfect for relaxing or entertaining.

The first floor offers two generous double bedrooms and a contemporary family bathroom, while the top floor provides a luxurious principal suite and an en-suite shower room.

Outside, the rear garden is attractively landscaped with patio and low-maintenance lawn, with rear access leading directly to the garage and driveway parking.

Situated in a quiet and highly convenient position, this home is within easy reach of local amenities, excellent schools, Pinhoe train station, and key transport routes including the M5 and A30, while still being only a short distance from Exeter city centre.



Ground Floor

The ground floor features a welcoming hallway with cloakroom/WC, leading through to a contemporary fitted kitchen. The kitchen is finished in sleek white cabinetry with integrated appliances and generous worktop space, offering both practicality and style.

To the rear, a spacious open-plan living and dining room extends the full width of the property, with French doors opening directly to the garden. This light-filled space creates the ideal setting for entertaining, relaxing, or family time, with attractive wood-effect flooring and neutral décor throughout.

First Floor

The first floor hosts two large double bedrooms, both presented to a high standard and offering plenty of natural light. A modern family bathroom with contemporary tiling and fittings serves this level, maintaining the home's fresh and stylish presentation.

Second Floor

The entire top floor forms the principal suite — a tranquil retreat featuring dual Velux windows, and a private en-suite shower room. This spacious room is perfect for those seeking privacy and calm away from the main living areas.

Outside

To the rear, the garden offers a low-maintenance and private outdoor space with a paved patio area and an artificial lawn, ideal for easy upkeep and year-round enjoyment. A gate provides rear access directly to the garage and private driveway, adding excellent practicality.



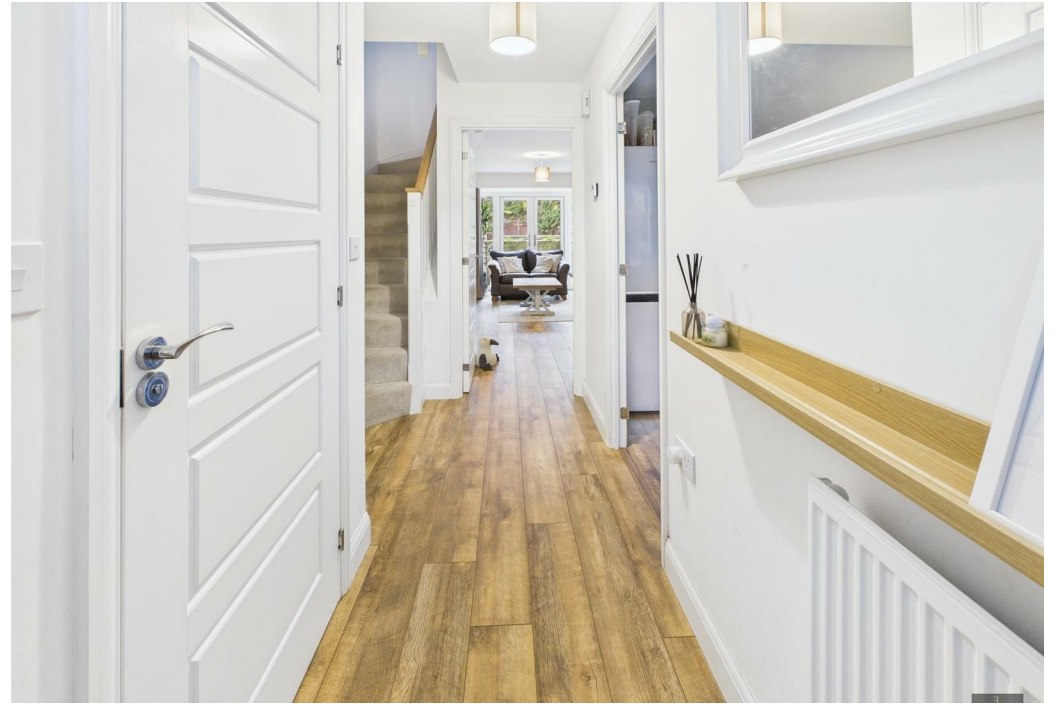
Location

Pinn Lane is one of Pinhoe's most desirable addresses, enjoying a sense of space and privacy while being only minutes from local amenities. Pinhoe village offers shops, cafés, a primary school, and a mainline train station with direct services to Exeter and London Waterloo. The area also provides quick access to Exeter city centre, the M5, A30, and Exeter Airport, making it ideal for commuters.

Summary

This is a rare opportunity to acquire a high-quality, low-maintenance home in one of Pinhoe's most convenient and private settings. Stylish, spacious and ready to move straight into, this home perfectly balances modern comfort with a peaceful location.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1053 ft²

Reduced headroom

37 ft²

(1) Excluding balconies and terraces

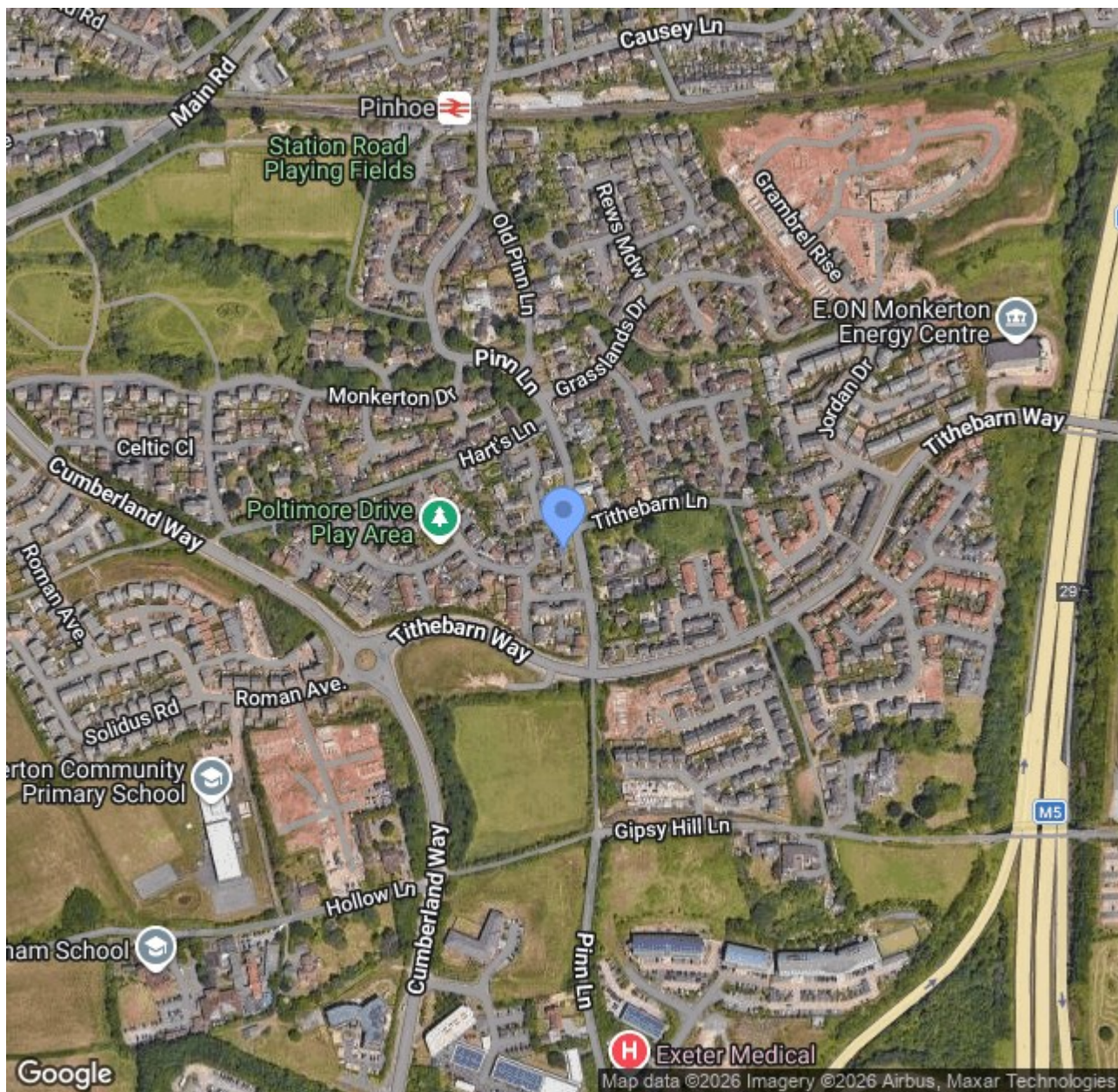
Reduced headroom

----- 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.

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- Freehold
- Prime location on Pinn Lane, Pinhoe
- Three double bedrooms and two bathrooms
- Spacious open-plan living/dining room with French doors to garden
- Modern fitted kitchen with integrated appliances
- Top-floor principal suite with en-suite shower room
- Garage and driveway parking
- Peaceful and private position set back from the road



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