



39, Station Road



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Pinhoe, Exeter, EX1 3SD

Exeter Cathedral (3.1 Miles), Pinhoe Station (0.1 Miles)

A substantial and characterful four double bedroom Victorian townhouse, offering spacious and versatile accommodation with a generous rear garden and the rare advantage of off-road parking for two vehicles.

- Victorian townhouse
- Two bathrooms
- Mature rear garden
- Popular Pinhoe location
- Council tax band: E
- Four double bedrooms
- Spacious reception rooms
- Parking for two
- Character features
- Freehold

Guide Price £575,000

SITUATION

The property is situated within the popular and well-established area of Pinhoe, on the eastern fringes of Exeter. Pinhoe offers an excellent range of everyday amenities including shops, supermarkets, cafés, schools and healthcare facilities, together with a railway station providing regular services to Exeter city centre and a direct line to London. The property enjoys excellent transport links with convenient access to the M5 motorway, Exeter Airport and the A30. Exeter city centre lies approximately three miles away and offers a comprehensive range of shopping, leisure, dining and cultural facilities.

DESCRIPTION

39 Station Road is an attractive Victorian mid-terrace townhouse offering generous and light-filled accommodation throughout. Retaining many period features and character details, the property presents an excellent opportunity for a purchaser to further enhance and modernise the accommodation, subject to any necessary consents. The house benefits from well-proportioned rooms arranged over three floors, with four double bedrooms, two bathrooms and a range of versatile living spaces. Externally, the property enjoys a mature rear garden and the significant benefit of off-road parking for two vehicles accessed from the rear.



ACCOMMODATION

The property is approached via an entrance porch which opens into the main reception hallway. The hallway provides access to the principal ground floor accommodation, together with a useful storage cupboard and staircase rising to the upper floors. To the front of the property is an impressive sitting room which has been opened into the adjoining breakfast room, creating a wonderful open-plan reception space extending the depth of the house. The room is flooded with natural light from both front and rear aspects and features an attractive bay window, feature fireplaces and stripped wooden flooring.

A door leads through to the kitchen, which is fitted with a range of wall and base units and provides direct access to the rear garden. Completing the ground floor is a spacious dining room, a particularly attractive room featuring original character details, wooden flooring and patio doors opening directly onto the rear garden, creating an ideal space for entertaining and family dining.

The first floor landing gives access to two substantial double bedrooms together with a family bathroom and a separate shower room. On the second floor are two further generous double bedrooms, both enjoying excellent natural light and access to useful eaves storage.

OUTSIDE

To the front of the property is an attractive garden laid principally to lawn with established hedge borders. A pathway leads through the garden to the front entrance door.

The rear garden is a particular feature of the property. Immediately adjoining the kitchen and dining room is a hardstanding terrace area providing an ideal space for outdoor dining and entertaining. Beyond lies a mature garden laid predominantly to lawn with well-stocked borders, established planting and a pear tree. A pathway runs through the garden leading to the rear gate. The rear gate provides access to the private parking area where there is off-road parking for two vehicles. The current parking arrangement represents a valuable asset and offers potential for further enhancement or reconfiguration to maximise the available space, subject to any necessary permissions.

SERVICES

Utilities: Mains electric, mains gas, mains water, mains drainage, telephone and broadband

Heating: Gas central heating.

Tenure: Freehold

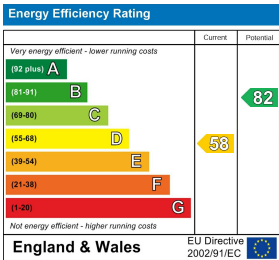
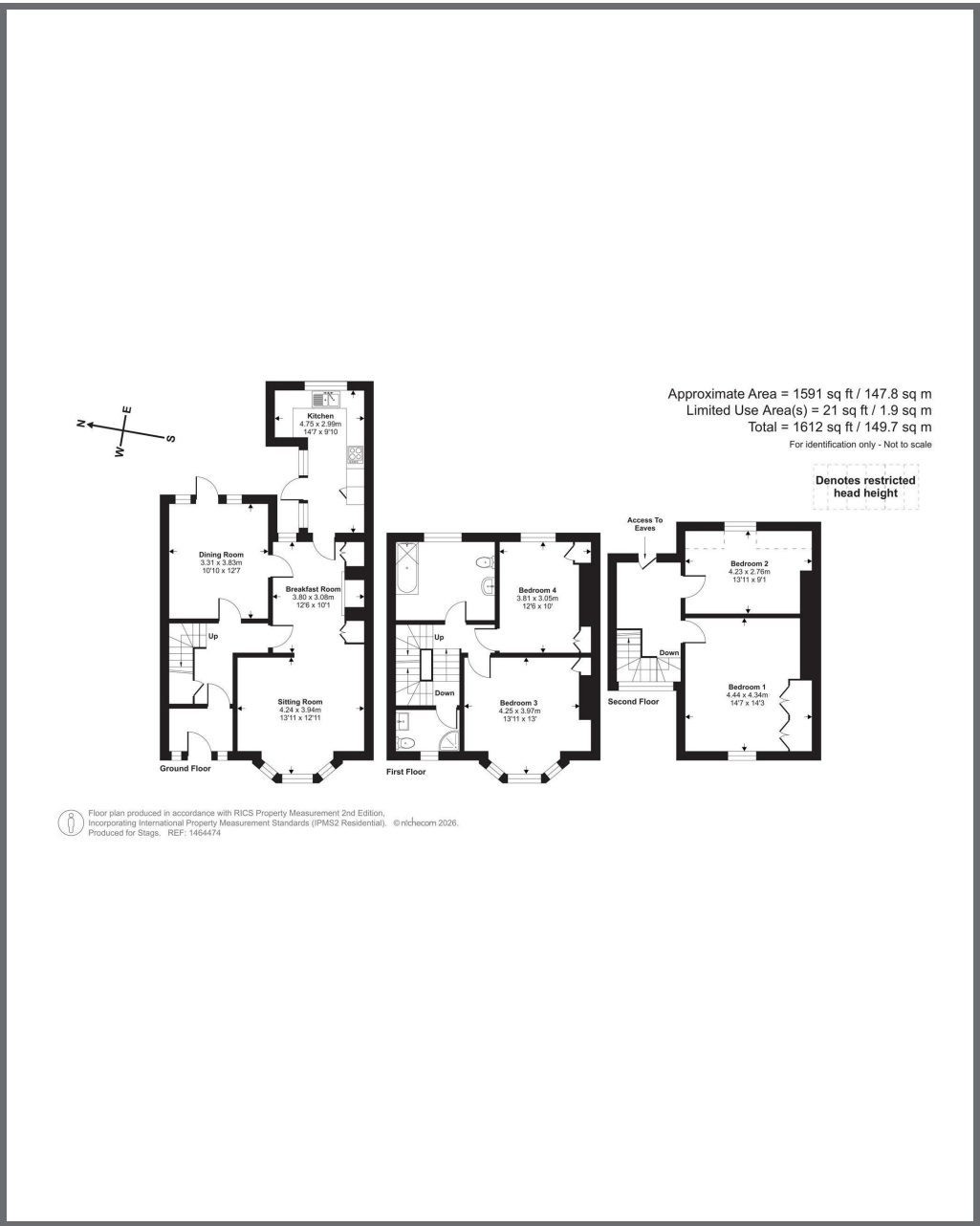
EPC: D(58)

Standard, ultrafast and superfast broadband available.

EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk
01392 255202