



naomi j ryan
estate agents



House - Detached



Bedrooms: 4/5



Bathrooms: 2



Receptions: 1/2



Gas Central Heating



Double Garage &
Driveway



Generous Gardens



Council Tax Band: F

£550,000 Freehold

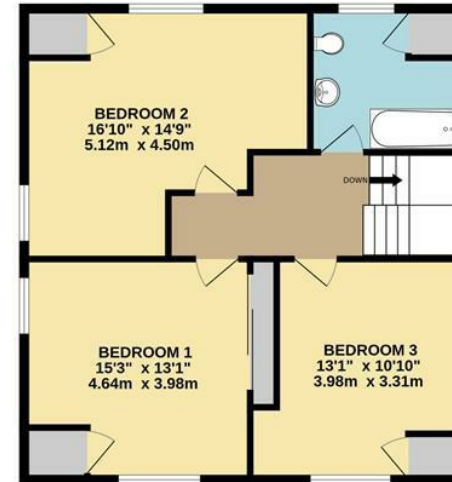
59 Pinn Hill,

West Clyst, Exeter, EX1 3TH

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

SALE AGREED PRIOR TO MARKETING PLEASE CALL TO REGISTER FOR PROPERTY ALERTS

An exceptional opportunity to acquire this spacious 4/5 double bedroom detached residence set on a substantial plot featuring a double garage, ample driveway space, and a well-sized, level rear garden. Located just outside the centre of Pinhoe, the property provides easy access to various local amenities, including reputable primary and secondary schools, a Co-Op food store, a regular bus service, and Pinhoe Train Station. The major road network surrounding the city is also conveniently nearby.

The interior is bright and roomy throughout. Two bay-fronted rooms at the front of the house serve as bedrooms 4 and 5, with bedroom 5 also having the potential to be used as an additional reception room or office space. Furthermore, there is an open-plan living room and dining area, a conservatory, a modern kitchen, a utility room, a shower room, and WC. On the first floor, there are three double bedrooms along with a family bathroom.

The outdoor space available is a significant asset to this property. Set on a large plot, it features generous, level, and well-maintained gardens that extend across the rear and side of the property. In addition there is a double garage, a workshop which is located and accessible from the rear of the garage, and ample off-road parking.

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>

REFERRAL FEE DISCLOSURE

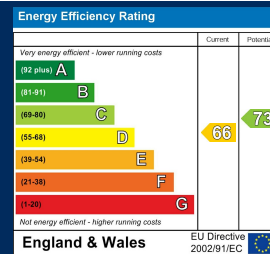
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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