



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



District Heating



Garage & Private
Driveway



Enclosed Rear Garden



Council Tax Band: E

Guide: £425,000 - £450,000
Freehold

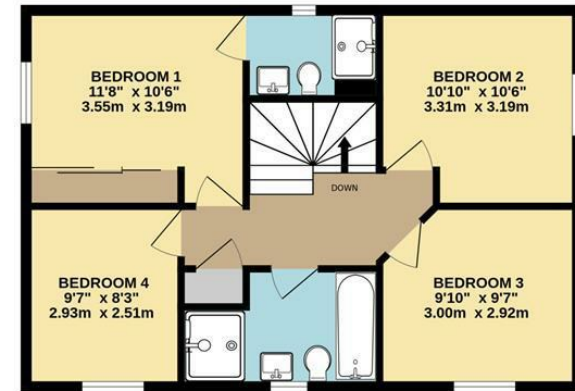
1 Lower Coppice,

Pinhoe, Exeter, EX1 3ZA

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.
Made with Metropix ©2025



SUMMARY

GUIDE PRICE £425,000 - £450,000:

A beautifully presented four-bedroom detached house, built by Bloor Homes and located on the outskirts of Pinhoe. The property offers excellent access to major road networks, including the M5 and A30, Pinhoe Train Station, and a newly opened Co-Op convenience store.

The house has a light and spacious feel throughout with accommodation comprising entrance hall, ground floor cloakroom, a generously sized dual aspect living room with a bay window, a superb open plan kitchen/dining room, fitted with navy blue shaker-style units, a built-in double oven, and an integrated hob. There is a separate utility room accessed via the kitchen. On the first floor are four good-sized bedrooms, one ensuite shower room and a spacious bathroom with a separate shower.

Outside is a superb landscaped rear garden, with paved patio immediately to the rear of the house, providing a great space to entertain visitors. Steps lead down to an area of composite decking and a section of garden laid to lawn. Borders are planted with a variety of shrubs and seasonal flowers. A gate provides access to the private driveway and single garage. The garage has an up-and-over door, and the driveway provides additional off-road parking immediately to the side of the house.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting Information.

Utilities: Awaiting Information.

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>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

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.





BRITISH PROPERTY AWARDS 2021 GOLD WINNER ESTATE AGENT IN EXETER

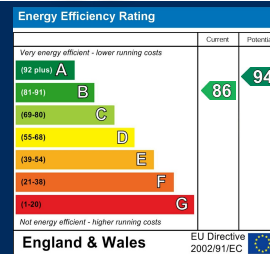
BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN EXETER

 **naomi j ryan**
estate agents

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.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899