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198 Pinhoe Road, Exeter, Devon, EX4 7HH



SOUTHGATE

ESTATES

£300,000





198 Pinhoe Road, Exeter, Devon, EX4 7HH

A well-proportioned three bedroom terraced house offering spacious and versatile accommodation, together with a good-sized enclosed rear garden and a convenient position close to a number of local amenities and green spaces, with on street permit parking. The property features a particularly generous open plan lounge diner with a bay window to the front, a well-equipped kitchen and three bedrooms to the first floor, together with the family bathroom.

Pinhoe Road is particularly well placed for access to a variety of local amenities and open spaces, with the Green Circle and both Mincinglake and Ludwell Valley Park within walking distance. Hamlin Lane playing fields and Priory Park are also just a short walk away, whilst a convenient shop and post office are situated close by. Polsloe Bridge railway station is within walking distance, providing a useful connection to Exeter city centre, with all it's shops and entertainment facilities, and the wider rail network.



Ground Floor An entrance vestibule opens into the hallway, where stairs rise to the first floor and a door leads through to the lounge diner. The lounge diner is a particularly spacious open plan room, with a bay window to the front aspect and a further window to the rear, allowing natural light to extend throughout the space. Wooden floorboards run across the room, whilst a door leads through to the kitchen. The kitchen is fitted with a range of base units beneath solid wood worktops, complemented by a tiled splashback and a ceramic sink and drainer with mixer tap over. There is a double eye-level oven with a separate hob, together with space for an American-style fridge freezer and a washing machine. Windows to the rear and side aspects provide views across the garden, whilst a door provides direct access outside and there is a useful cupboard beneath the stairs.



First Floor The first floor landing provides access to all three bedrooms and the family bathroom, together with a built-in storage cupboard. The principal bedroom is a good-sized double room, with a wall of built-in wardrobes and two windows to the front aspect. Bedroom Two is positioned to the rear and benefits from a built-in wardrobe and a window with a pleasant outlook across the garden. The third bedroom is a single room with a window to the rear aspect, and would also lend itself well to use as a home office or study. The family bathroom comprises a low-level WC, a pedestal wash basin and a bath with a shower over, together with a frosted window to the side aspect.

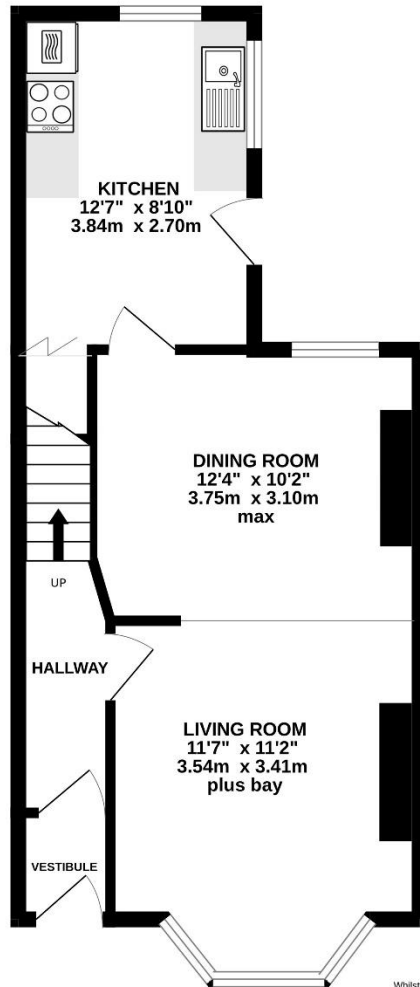
Outside The property benefits from a sizeable enclosed rear garden, with a patio area immediately adjoining the house providing space for outdoor seating and dining. The garden features established planting and flowerbed borders creating a variety of spaces to enjoy. A summerhouse sits towards the end of the garden, providing useful additional space to enjoy the garden. A gate to the rear also provides separate pedestrian access.

Property Information Tenure: Freehold Council Tax Band: C

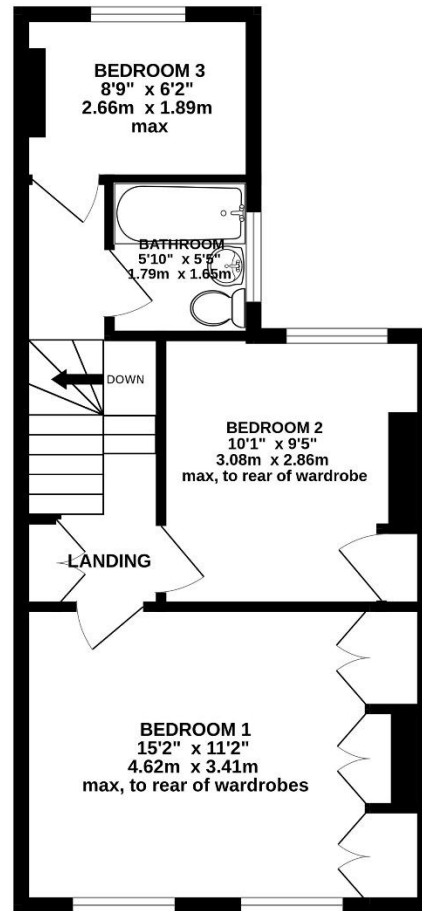
- *Terraced House*
- *Enclosed Garden*
- *3 Bedrooms*
- *Convenient Location*
- *Spacious Accommodation*
- *Ideal Family Home*



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.2 sq.m.) approx.

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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

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