



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Private
Driveway



Enclosed Rear Garden



Council Tax Band: E

Guide: £530,000 Freehold

51 Pinn Hill,

Pinhoe, 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

A substantial and wonderfully presented four-bedroom detached family home offering versatile living accommodation, located on the eastern outskirts of the city. Situated just outside the heart of Pinhoe, the property offers convenient access to a range of local amenities including well-regarded primary and secondary schools, a Co-Op food shop, a regular bus service, and Pinhoe Train Station. The major road network surrounding the city is also within close proximity.

Offering light and spacious accommodation throughout, the property comprises entrance hall, a superb dual-aspect living room, separate dining room with double doors to the rear garden, and a modern kitchen/breakfast room, fitted with a comprehensive range of grey shaker-style units. A ground-floor bathroom with a separate shower and a double bedroom completes the ground-floor accommodation. On the first floor are three further bedrooms, the largest of which has fitted wardrobes and is dual aspect with views over the local area to front and rear. There is a second shower room, accessed from the landing.

Outside is a beautifully maintained rear garden, laid to lawn with mature shrubs. A decked area provides a delightful seating area, taking in a pleasant aspect across the garden. There is side access to the front of the property and a door providing access to the single garage.

To the side of the property is the detached single garage with a roller door to the front. The private driveway provides off-road parking for several vehicles.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes:

Utilities:

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.



