



Robert Williams

SALES | LETTINGS | AUCTIONS

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OIEO:
£350,000
Freehold

Station Road
Exeter
Devon
EX1 3SA

Station Road, Pinhoe

A delightful three bedroom semi-detached house with offroad parking, located in the heart of Pinhoe.

The situation...

Pinhoe is an ever-popular area owing to its comprehensive list of amenities and friendly community feel. All in easy walking distance from the property are the Spar supermarket/Post Office, a primary school and neighbouring pre-school, pharmacy, hairdressers, butchers, petrol station, an Italian restaurant, takeaway, a veterinary centre and Station Road Playing Fields. At the bottom of the road is Pinhoe train station with a regular service into the city centre, and also on the Waterloo line to London. There are an Aldi and Sainsburys superstore nearby. There is a regular bus service that runs into Exeter City Centre and Pinhoe is also conveniently located close to the M5/A30, Sowton Business Park and Exeter Science Park. To get into the city centre takes 10-15 minutes by car.



Key Points

Local Authority: Exeter City Council

Council Tax Band: D

Heating: Gas Central Heating

Services: Mains water and drainage

EPC Rating: TBC

- THREE BEDROOMS
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- BAY WINDOWS
- GOOD SIZE OPEN KITCHEN/DINING ROOM

The Property...

On entering the property is a hallway where there is space for storing coats and shoes as well as additional storage space underneath the stairs. To the left of the hallway at the front of the house is the living room which benefits from a large bay window which lets in lots of natural light and looks out onto the front garden. Behind the living room are the dining room and kitchen. The kitchen is split across two areas giving plenty of counters space as well as wall and base units, there is an electric oven, gas hob with extractor fan and fitted dishwasher. The cooker was new this year and the dishwasher installed in 2021. The kitchen joins onto the separate utility room where there is more storage space, a sink, space for a washing machine and tumble dryer, and a door out to the rear garden.

On the first floor are the three bedrooms. The main double bedroom has a large bay window, the second bedroom is also a good sized double and the third bedroom is a single which could also be used as a home office. The bathroom is fitted with WC, sink and bath with shower over. The property has double glazing and gas central heating throughout.

Externally to the front of the house is a good sized level garden which is laid to lawn with a wooden fence surrounding it, running alongside the garden is a private driveway with a shed and space for 2/3 cars. At the rear of the property is a garden with a mixture of decking and gravel patio with beds for plants and shrubs.



Time to find out more...

Call: 01392 204800

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Visit: 2 Southernhay West, Exeter, EX1 2RR

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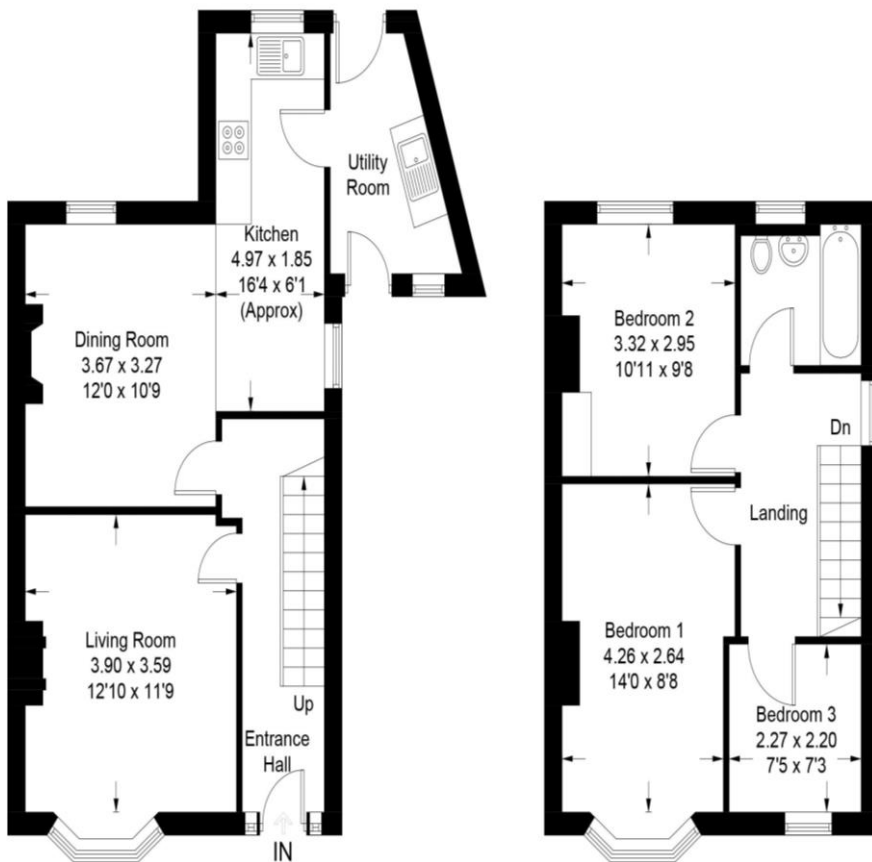


80 agents in the South West



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Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID915560)



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.