



## Stylish 1930s style Semi Detached HOME

CHECK OUT this beautiful 1930's style Semi Detached HOME. Beautiful Interior design. Living Room, spacious open plan Kitchen Dining overlooking rear Garden, modern Kitchen, 3 Bedrooms, Bathroom, Utility Cupboard. Front Garden, Off Road Parking, Landscaped Rear Gardens, Patio, Deck Sun Terrace.

4 Priestley Avenue | Exeter | EX4 8DG



thoroughly good property agents



PROPERTY TYPE

Semi Detached House



SIZE

861sqft



LOCATION

Exeter, Pinhoe



AGE

1920s to 1930s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Large Garden,  
Patio



EPC RATING

D



COUNCIL TAX BAND

C



### in a nutshell...

- Beautiful Interior Design
- Living Room
- Open Plan Kitchen Dining
- 3 Bedrooms
- Electric Car Charging Point
- Front Garden & Off Road Parking
- Landscaped Rear Garden
- Patio + Deck Sun Terrace
- Close to shops, schools, amenities & transport







## the details...

CHECK OUT this 1930's style Semi Detached FAMILY HOME.

Set in a traditional Cul De Sac, in the popular suburb of Pinhoe, a short walk to local School & Supermarket, with local and main Bus Routes, local Pinhoe Train Station, Pub and within easy access to Exeter Central and M5 Motorway.

Set back from the road with front Garden and driveway giving Off Road Parking for a number of vehicles with an electric car charging point.

The Entrance Hall gives access to the Living Room overlooking the front Garden and the lovely Open Plan Kitchen Dining Room that overlooks the rear landscaped Garden areas. There is a modern Shaker style Kitchen, ample work surfaces and cupboards.

The first floor gives two Double Bedrooms and traditional Single Bedroom with a modern Bathroom. Lots of natural light throughout.

Outside is where this home comes alive. French doors from the Kitchen Dining lead out to a deck terrace patio area and on to the landscaped Garden spaces and a nice and spacious second Deck Terrace / Sun Terrace! There is also a large area for Garden Shed.

A lovely home, immaculately looked after in a popular suburb of Exeter.

Gas Central Heating, with Hive system, PVCu double glazing.

Well worth a look!

Tenure: Freehold  
Council Tax Band C



## what the owner loves most...

“it doesn't get much better than being in our garden on a lovely sunny day”



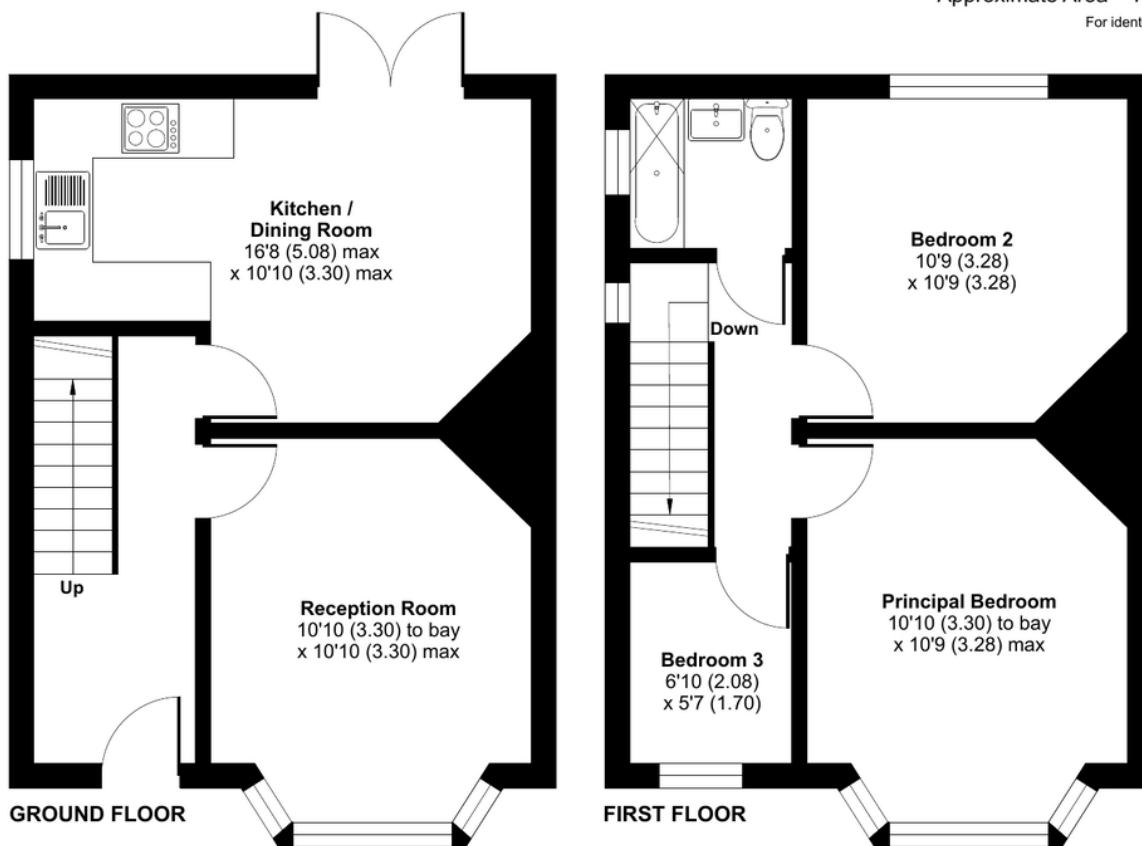
the floorplan...



## Priestley Avenue, Exeter, EX4

Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1148201

**complete.**  
PROPERTY'S GO TO COMPLETE

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bear in mind...

As lovely as the house is, as well as the location, a massive selling point is NO ONWARD CHAIN.



## the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

### Shopping

Late night pint of milk: Co-op (West Clyst) 0.1 mile

City centre: Exeter 3.7 miles

Supermarket: Morrisons 2.6 miles

### Relaxing

Beach: Exmouth 10.9 miles

Park: Arena Park 1.8 miles

Exeter Golf and Country Club: 4.8 miles

### Travel

Bus stop: Main Rd/B3181 0.3 miles

Train station: Polsloe Bridge 2.4 miles

Main travel link: M5 3.4 miles

Airport: Exeter 4.8 miles

### Schools

Stoke Hill Junior School: 2.9 miles

Pinhoe Primary School: 0.9 miles

Exeter School: 2.4 miles







Need a more complete picture? Get in touch with your local branch...

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