



Modern Semi-Detached Home

CHECK OUT this beautifully presented and characterful semi-detached home in Pinhoe. This modern property has three Bedrooms, an Open Plan Kitchen/Dining room with a utility area, Sitting Room, Family Bathroom, En-suite Shower Room and Cloakroom as well as an enclosed, landscaped garden and off-road parking.

27 Farlev Grove | Exeter | EX1 3YX



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

744 sq ft



LOCATION

Urban



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

85B



COUNCIL TAX BAND

C



in a nutshell...

- Three Bedrooms
- Living Room
- Modern Kitchen/Dining Room with Utility Area
- Family Bathroom, En-suit Shower Room and Downstairs Cloakroom
- Enclosed, Landscaped Rear Garden
- Off Road Parking
- Easy Access To Exeter City Centre
- Close to local Schools & Shops
- Bright and Airy





the details...

Check out the beautifully presented HOME on a modern development on the outskirts of Pinhoe. conveniently located close to local amenities, local schools, Pinhoe Train Station and just a short drive from Exeter City Centre and the A30 & M5.

This modern home is bright and spacious throughout. Inside, it feels warm and welcoming with community central heating and double glazing. The front door is sheltered beneath a storm porch and leads directly into the entrance hall with stairs rising to the first floor and door on your left leading into the sitting room, which is spacious and bright and has a useful built in storage cupboard.

The chic kitchen can be found at the rear of the property and is flooded with natural light from the french doors leading to the rear garden. There is plenty of space for a dining table and the kitchen is well equipped with neutral units, an integrated electric oven, ceramic hob and extractor fan and space for a fridge/freezer as well as space and plumbing for a dishwasher. There is also useful utility area with space for a washing machine, a cupboard that houses the Heat Exchange Unit and a Cloakroom with WC and wash basin.

Upstairs there are three bedrooms. Two of which will accommodate at least a double bed. Bedroom three is currently utilised as a florist studio, however, would be a fantastic space to be used as a study or nursery. The Master Bedroom also benefits from a luxurious En-suite Shower Room with a double shower, wash basin and WC. On the landing you can find access to the loft and a built-in cupboard.

Outside, the landscaped rear garden is low maintenance with a patio leading directly from the kitchen with an area of decking for garden furniture and steps leading down to an area of gravel, a shed and a pergola. The garden is fully enclosed, making it a safe space for children and pets and its proximity to the kitchen makes it perfect for alfresco dining and BBQ's. A side gate leads directly to the two allocated parking spaces at the front of the property.

Tenure: Freehold



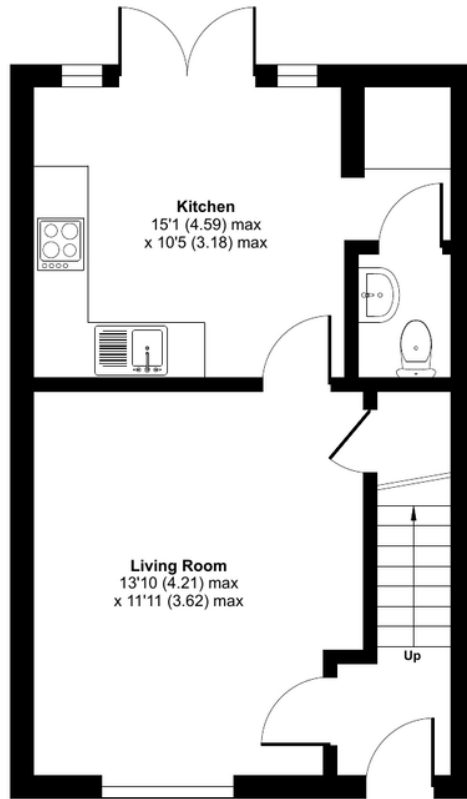
the floorplan...



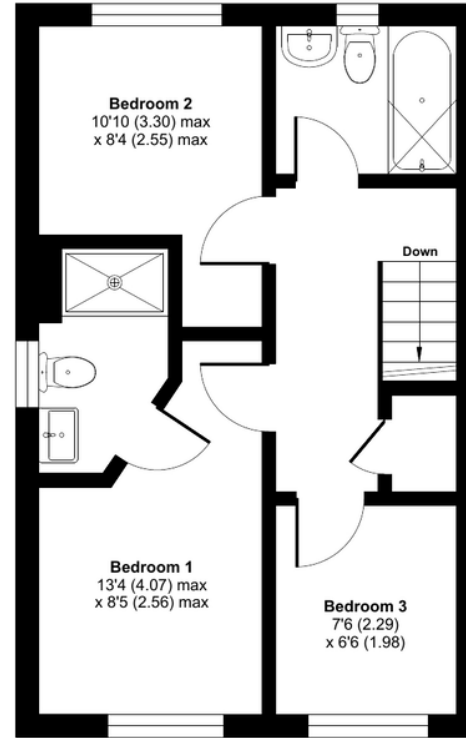
Farley Grove, Exeter, EX1

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1237478



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the location...

Pinhoe is on the Northeastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Pinhoe benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.

Shopping:

Late night pint of milk: Coop (0.2 miles)
Supermarket: Lidl (1.3 miles)
Town Centre (3.6 miles)

Relaxing:

Beach: Exmouth (11.3 miles)
Park: Station Road Playing Fields (1 mile)

Travel

Bus Stop: Hillside Gardens (0.3 miles)
Train Station: Pinhoe (0.9 miles)
Main Travel Link: M5
Airport: Exeter (3.8 miles)

Schools

Pinhoe Primary School (1 mile)
St Lukes Church of England School (0.7 miles)

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 3YX**





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

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