



Guide Price £305,000

**370 Pinhoe Road, Exeter, Devon, EX4 8EB**

Spacious Family Home. Garage & Parking. 1920s Semi Detached. uPVC Double Glazing & Gas Central Heating. No Onward Chain. Excellent Location.

**Committed to performance.  
Driven by integrity.**



## Pinhoe Road, Exeter

A substantial three bedroom family home in a convenient position close to many local amenities. Ready for modernisation, this 1920's Wakeham & Tucker-built semi detached property is within walking distance of Whipton Village shops and is also within close proximity of supermarkets, bus routes and the M5 and A30. Exeter's city centre is also a short drive away.

The internal accommodation comprises generous room sizes, including a useful entrance porch, downstairs shower room, a bay-fronted living room, dining room and a kitchen. Upstairs, there are three bedrooms including two large doubles, and a bathroom. Outside there is a fully enclosed rear garden benefitting from easy access to the garage and drive which provides off-road parking.

With its space, location and development potential, along with its convenient and popular location, this generously proportioned family home is one not to be missed and further viewing comes highly recommended.

### The Accommodation Comprises:

#### Entrance Porch

9' 6" x 5' 8" (2.90m x 1.73m)

A uPVC double glazed front door opens into a spacious entrance porch with tiled flooring and large uPVC double glazed windows to front and side aspect.

#### Hallway

Featuring the original ornate front door, this area provides access to the living room, dining room, shower room and kitchen. An understair cupboard houses the consumer unit, gas meter and electric meter. There is ample space for hanging coats, the thermostat controls and stairs leading to the first floor landing.

#### Living Room

12' 11" x 12' 5" (3.93m x 3.78m) max plus bay window

A well proportioned living room boasting a large uPVC double glazed bay window to the front aspect, a radiator and two TV points.

#### Dining Room

14' 9" x 12' 5" (4.49m x 3.78m)

Another excellently-sized reception room with two radiators, a telephone point, picture rails and a service hatch to the kitchen. Sliding double glazed aluminium patio doors open to the garden.



### Downstairs Shower Room

8' 10" x 6' 4" (2.70m x 1.92m)

Comprising a close coupled WC, pedestal wash hand basin with mixer tap over, a vanity mirror, double shower cubicle with Mira Sport electric shower over and an extractor. There is also a radiator and an obscured uPVC double glazed window to the side aspect.

### Kitchen

11' 11" x 11' 9" (3.64m x 3.57m) max

With dual aspect uPVC double glazed windows to the side and rear aspect, the kitchen allows access via uPVC double glazed door to the garden. The fitted kitchen incorporates roll edge work tops, matching wall and base units and allocated spaces for a washing machine, fridge and freezer. There is a stainless steel 1.5 bowl sink, radiator, the gas central heating boiler and service hatch to the dining room.

### Stairs & Landing

Stairs lead to the first floor landing, where there is a radiator and a uPVC double glazed window to the side aspect. Doors lead to the three bedrooms, bathroom and to boarded eaves storage over the front tenement.

### Bedroom 1

13' 0" x 12' 6" (3.95m x 3.81m) max plus bay window

A large double bedroom complemented by a uPVC double glazed bay to the front aspect, radiator, two fitted single wall lights and a TV point.

### Bedroom 2

14' 10" x 12' 6" (4.51m x 3.81m)

A substantial double bedroom accommodating a radiator and uPVC double glazed window to the rear aspect offering providing views over the garden, city and countryside beyond.

### Bedroom 3

10' 0" x 7' 0" (3.05m x 2.13m) max

A single bedroom with a double glazed window to the rear aspect and an airing cupboard housing the immersion heater.

### Garden

Enclosed by a hedge to the right hand side, the garden is mostly lawned, including established shrubs, a patio area and gated access to the drive and garage.

### Garage & Parking

The brick built garage has up-and-over door and pitched roof. Space is available to park car to the side of the garage, with a shared driveway leading to the road.



Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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