



STAGS

149 Pinhoe Road



149 Pinhoe Road

Exeter, EX4 7HY

City Centre 1 mile M5 (J29/J30) 2.5 miles

- Open plan kitchen/living/dining room
- Sitting room
- Utility
- 3 Bedrooms
- Versatile attic room
- South facing enclosed garden
- Brick outbuilding
- Off road parking

Guide price £340,000

SITUATION

Pinhoe Road is conveniently situated on the north eastern fringe of the cathedral and university city of Exeter. The property is just over a mile walking distance from the centre, whilst benefiting from local amenities, including schooling, shops and easy access to a regular bus route and Polsloe Railway Station. Exeter is situated on the River Exe and affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities.

The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DESCRIPTION

Dating back to the 1930s, No. 149 Pinhoe Road is set back from the road in an elevated position with parking to the front and a south facing rear garden with useful outbuilding. Over recent years, the current owners have transformed the property and it now provides spacious and useful accommodation including a fantastic open plan kitchen/dining/living room with bi-fold doors opening onto the garden, perfect for family life and entertaining. Much of the charm of the original features has been retained, along with new materials and modern attributes, including original doors, fireplaces, wood burner, picture rails, uPVC double glazed windows and bi-fold doors.

ACCOMMODATION

The original stained glass wooden front door with matching side windows opens to the entrance hall with exposed floorboards and



A superb family home with versatile attic room and south facing garden in convenient position





plenty of space for storing outerwear. Throughout the ground floor accommodation is a combination of timber and durable laminate flooring.

The reception space is particularly impressive. The box bay-fronted sitting room overlooks the front aspect and centres on a fireplace with tiled hearth and wooden surround. The fantastic open plan kitchen/ living/dining room provides plenty of space for day-to-day family living and the 'L' shaped design makes a natural divide between the kitchen, dining and living areas. The addition of a wood burner, bi-fold doors and two double Velux windows allows the room to be used throughout the seasons with plenty of light flowing through. The kitchen has been beautifully fitted, comprising an extensive range of grey gloss units, including double ceramic sink, pantry cupboard, integrated appliances and space for a range-style cooker.

The ground floor is supported by some excellent service rooms, including a large under stair storage cupboard and a useful utility room with a further range of units, ceramic sink, space and plumbing for laundry appliances and wc.

On the first floor are three bedrooms and a family bathroom. The principal bedroom includes a box-bay window, fireplace with tiled surround and bespoke built-in wardrobes. The second bedroom is a similar size, again, with a tiled fireplace and benefits from a large under stair storage cupboard, whilst the third bedroom provides plenty of space for a single bed or a useful study. The family bathroom is fitted with a white suite comprising panelled corner bath, wash basin with storage cabinet under and corner shower cubicle.

The attic space includes a Velux window and is accessed by a further staircase and could be used as further accommodation, subject to obtaining the necessary consents.

OUTSIDE

At the front is parking on the driveway for up to three vehicles, a low level brick wall and steps lead to the front door and double gates lead around the side to the rear.

The fully enclosed south facing rear garden comprises a decked seating area, a large area laid to lawn with planted borders including a variety of shrubs and log store area. There is also a brick-built outbuilding (16'3" x 9'5") with double doors and power and light, which the current vendors use for storage and gym equipment.

SERVICES

All mains services are connected.

DIRECTIONS

From the city centre, proceed along the B3212 (Pinhoe Road). The property will be found on the right hand side, just after the turning to Pamela Road and the convenience store.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

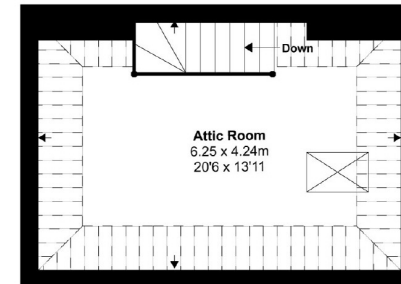
21/22 Southernhay West, Exeter, Devon,
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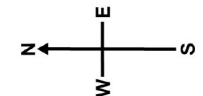
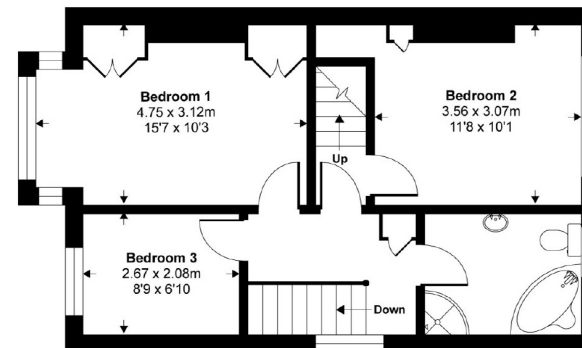
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. Gross Internal Floor Area
126 Sq Metres 1356 Sq Ft (Excludes Restricted Head Height)

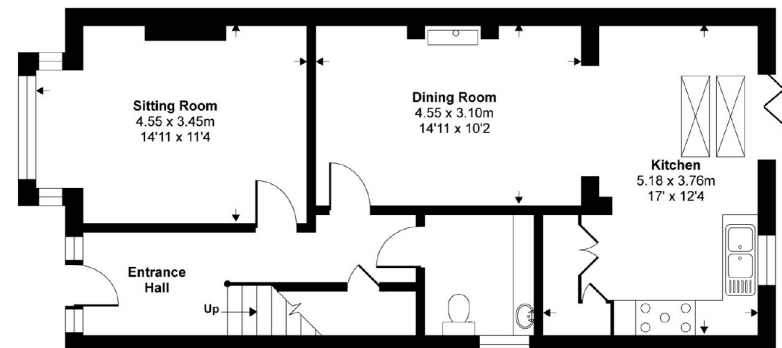


Denotes restricted
head height

Second Floor



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale