

naomi j ryan
estate agents



Semi Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Driveway & Garage



Garden: South Facing Rear Garden



Council Tax Band: D

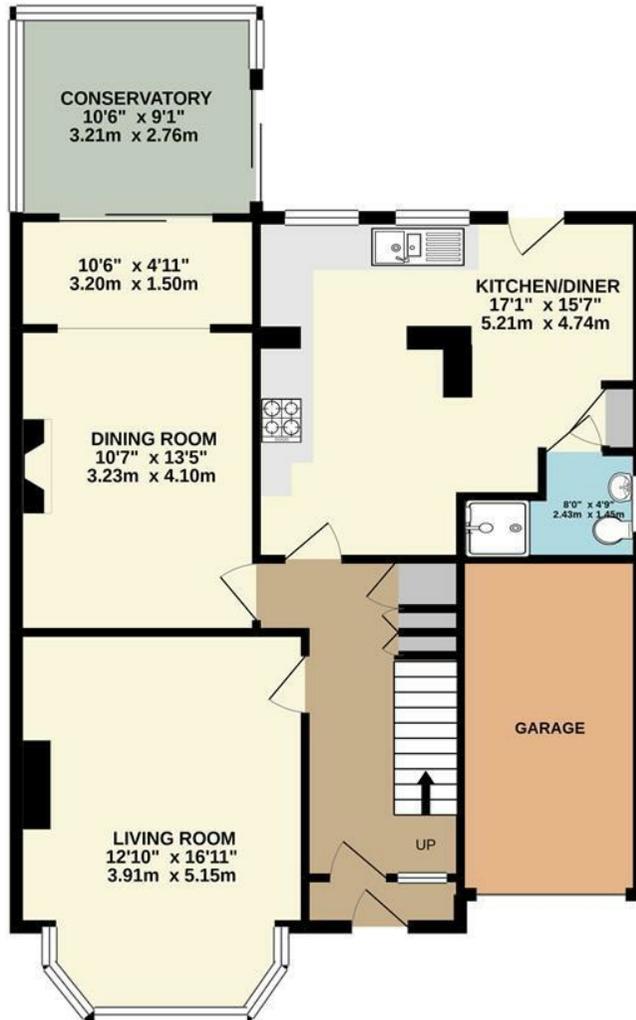
£385,000 Freehold

Pinhoe Road,

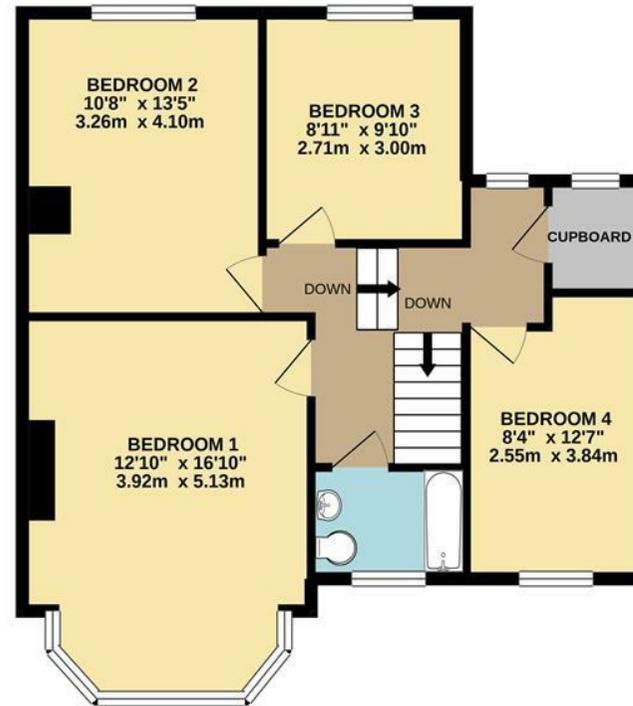
Polsloe, Exeter, Devon, EX4 7HU

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A unique opportunity to acquire this light and spacious four double bedroom semi detached family home occupying a highly convenient position on one of the cities main routes. This property offers excellent access to a regular bus service, Polsloe Train Station, well regarded schools and the city center.

Extended on the ground floor this well presented 1930's home offers versatile accommodation perfectly suited to modern family life. In brief the accommodation comprises entrance porch, hallway, bay fronted living room, separate dining room, kitchen/breakfast room, conservatory and well appointed shower room to the ground floor. Four double bedrooms and a family bathroom are situated to the first floor. Further features include double glazing and gas central heating. Outside the property offers a beautifully maintained rear garden enjoying a southerly aspect, single garage with power, driveway and landscaped front garden.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.



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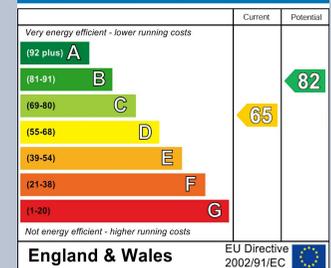




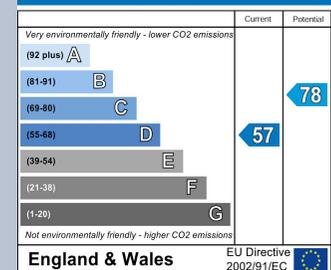
THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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