



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit  
Parking



Enclosed Rear Garden Council Tax Band: C



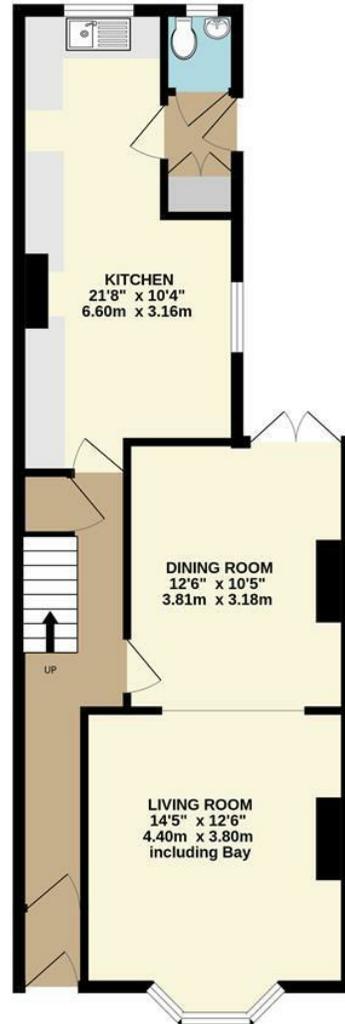
Guide: £300,000 - £315,000  
Freehold

76 Pinhoe Road,

Exeter, EX4 7HL

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



## SUMMARY

Guide Price £300,000 - £315,000:

A generously sized and well-presented period house featuring three double bedrooms, located in a highly convenient area. The property is being sold with no onward chain and is positioned on one of the primary routes in and out of the city. It provides excellent access to the city centre, a frequent bus service, Polsloe Bridge Train Station, and reputable schools.

The spacious accommodation includes an entrance hall, an open-plan living/dining room with dual aspects and a bay window at the front. At the rear of the house, there is an impressive kitchen/breakfast room, ideal for entertaining, along with a separate utility room and a practical ground-floor WC. The first floor comprises three double bedrooms (two of which are equipped with wash hand basins) and a spacious bathroom.

Externally, there is a charming enclosed rear garden. A paved patio area offers a delightful seating space, surrounded by borders filled with a variety of mature shrubs and plants. A gate provides access to a lane at the rear.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





 **naomi j ryan**  
estate agents

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
		74	83
England & Wales		EU Directive 2002/91/EC	

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . enquiries@naomijryan.co.uk  
www.naomijryan.co.uk  
company registration number 6693899