



naomi j ryan
estate agents



Barn Conversion



Bedrooms: 2/3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Parking for Two Cars



South Facing Garden



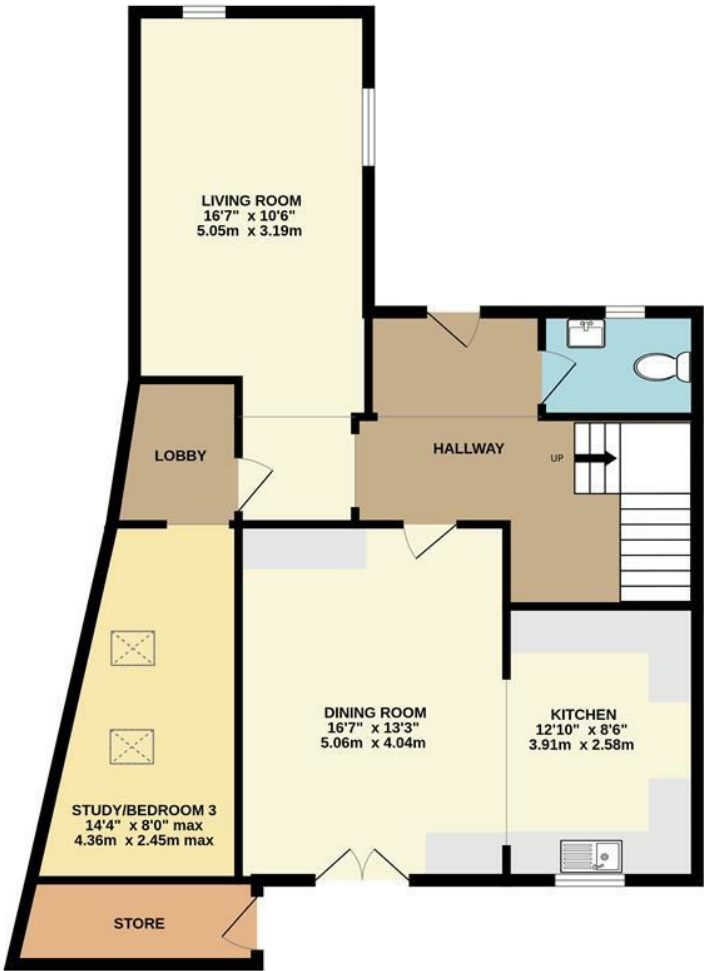
Council Tax Band: D

Guide: £400,000 Freehold

Old Pinn Lane,
Pinhoe, Exeter, EX1 3RT

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.
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SUMMARY

A beautifully presented two/three bedroom barn conversion located in this established residential area with a south-facing garden. Within walking distance of Pinhoe Train Station with links to the City Centre and London Waterloo, the property also has good access to Pinhoe's wide range of amenities on offer in Pinhoe village such as a Spar Shop, Pharmacy, Public House, Butchers, and eateries, all within easy reach.

The spacious accommodation comprises an entrance hall, ground floor cloakroom, living room with vaulted ceiling and exposed beams, a superb open plan kitchen/dining room with double doors out to the rear garden. The kitchen is fitted with a matching range of oak shaker-style units with space for a range cooker, integrated dishwasher, space for a freestanding fridge/freezer, and tiled flooring throughout. An inner hall provides useful utility space and provides access to the ground floor home office/potential third bedroom. On the first floor are two double bedrooms, the primary bedroom with fitted wardrobes and ensuite shower room, and a further modern fitted bathroom.

Outside is a delightful south-facing garden with a glass-covered verandah. The garden is brick paved and provides great scope for placing shrubs and season pot plants. A step down provides access to a paved patio area, perfect for alfresco dining. A gate provides side access to the street, with a small area of the garden planted with shrubs. A garden store houses the gas-fired boiler and provides useful storage space.

Immediately to the front of the property is a private driveway providing parking for one vehicle, with additional space within the private courtyard.

Early internal viewing is highly recommended.

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.



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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	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	82
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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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