



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Driveway



Enclosed Rear Garden



Council Tax Band: B

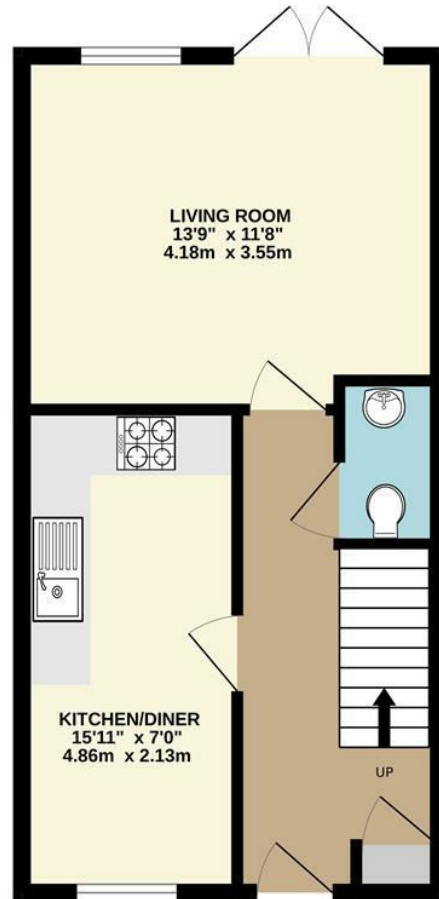
£270,000 Freehold

23 Quarry Heights,

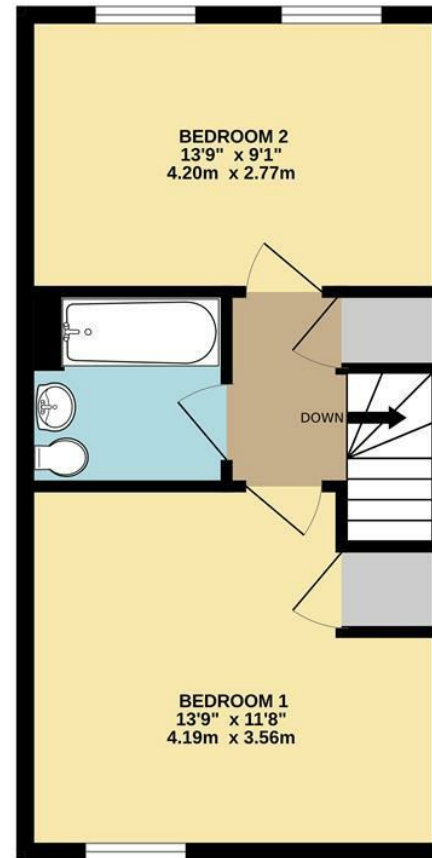
Pinhoe, Exeter, EX4 8RH

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

GROUND FLOOR



1ST FLOOR





## SUMMARY

A beautifully presented two-bedroom home of generous proportions, set within this modern and highly desirable development in Pinhoe—perfectly suited to first-time buyers, downsizers, or those seeking a well-appointed investment. Enjoying a convenient yet tucked-away position, the property offers easy access to a local shop, several supermarkets, well-regarded primary and secondary schools, and a regular bus service from Harrington Lane. For those needing to commute, major road links are readily accessible, while nearby Pinhoe Village provides a range of everyday amenities including a doctor's surgery, public house, and Pinhoe Train Station with direct links to Exeter and London Waterloo.

This attractive home is a fine example of modern design, offering light-filled and thoughtfully arranged accommodation throughout. The ground floor comprises a welcoming entrance hall, a stylish kitchen/dining room fitted with contemporary units, and a comfortable living room with French doors opening onto the rear garden. A WC completes the ground floor. Upstairs, two generously sized double bedrooms are complemented by a well-appointed bathroom.

Outside, the property continues to impress with a neatly landscaped rear garden designed for ease of maintenance, along with rear pedestrian access. To the front, the property benefits from allocated parking.

Naomi J Ryan Estate Agents are delighted to bring this wonderful home to the market for sale with no onward chain and highly recommend internal viewing to appreciate all it has to offer.

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains Gas, Electric, Water & 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>

## AGENTS NOTE

This property is subject to an Estate Management of Charge of £146 per annum.

## 360 VIRTUAL TOUR

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

## 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.





**BRITISH PROPERTY AWARDS**
  
**2021**
  
 ★ ★ ★ ★ ★
   
**GOLD WINNER**
  
 ESTATE AGENT IN EXETER

**BRITISH PROPERTY AWARDS**
  
**2022**
  
 ★ ★ ★ ★ ★
   
**GOLD WINNER**
  
 ESTATE AGENT IN EXETER

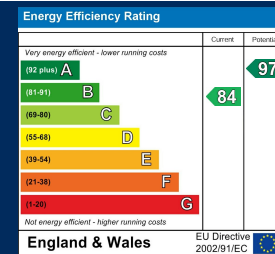
**BRITISH PROPERTY AWARDS**
  
**2023**
  
 ★ ★ ★ ★ ★
   
**GOLD WINNER**
  
 ESTATE AGENT IN EXETER

**BRITISH PROPERTY AWARDS**
  
**2024**
  
 ★ ★ ★ ★ ★
   
**GOLD WINNER**
  
 ESTATE AGENT IN EXETER

**BRITISH PROPERTY AWARDS**
  
**2025**
  
 ★ ★ ★ ★ ★
   
**GOLD WINNER**
  
 ESTATE AGENT IN EXETER

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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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