



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Enclosed Rear Garden



Council Tax Band: C

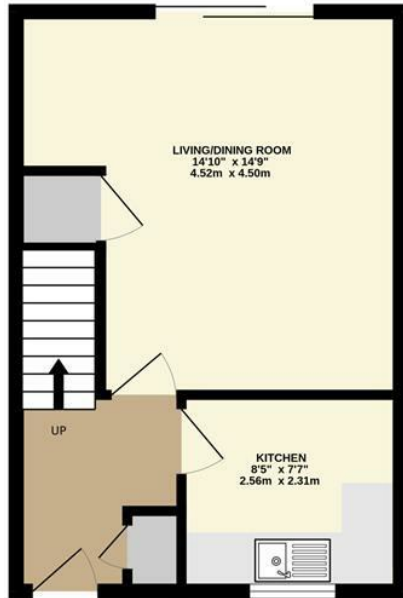
£250,000 Freehold

33 Grasslands Drive,

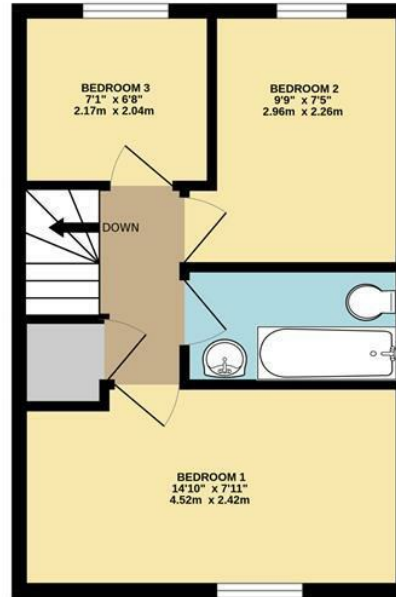
Pinhoe, Exeter, EX1 3QR

www.naomijryan.co.uk

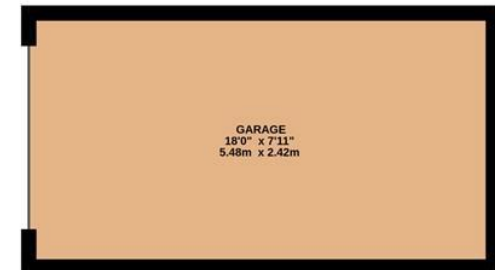
GROUND FLOOR



1ST FLOOR



GARAGE



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 spacious mid-terrace house featuring three bedrooms, requiring modernisation, and being offered for sale with no onward chain.

Situated in the well-established and desirable residential area of Pinhoe, this property provides excellent access to transport links, including the M5 motorway, Pinhoe Train Station, and Exeter Airport. Additionally, well-regarded primary and secondary schools are in close proximity, along with a diverse array of amenities available in Pinhoe Village.

The accommodation includes an entrance hall with a practical storage cupboard, a kitchen, a spacious living/dining room with patio doors leading to the rear garden, and an understairs storage cupboard. There are three bedrooms and a bathroom on the first floor.

Externally, there is an enclosed rear garden featuring a paved patio and a lawned area. At the front of the house, there is a small garden area with decorative stone chippings.

In front of the property, there is a single garage situated beneath a neighbouring coach house with a parking space in front. The garage is the middle one of three.

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.

MATERIAL INFORMATION

Construction notes:

Utilities:

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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

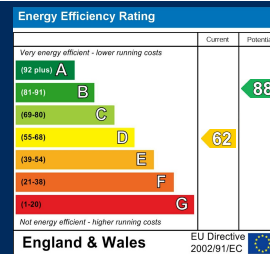
BRITISH PROPERTY AWARDS

2025
★★★★★
GOLD WINNER

ESTATE AGENT IN EXETER

 **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.



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