



naomi j ryan
estate agents



Bungalow - Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Radiators



Garage & Two
Driveways



Front & Rear Gardens



Council Tax Band: C

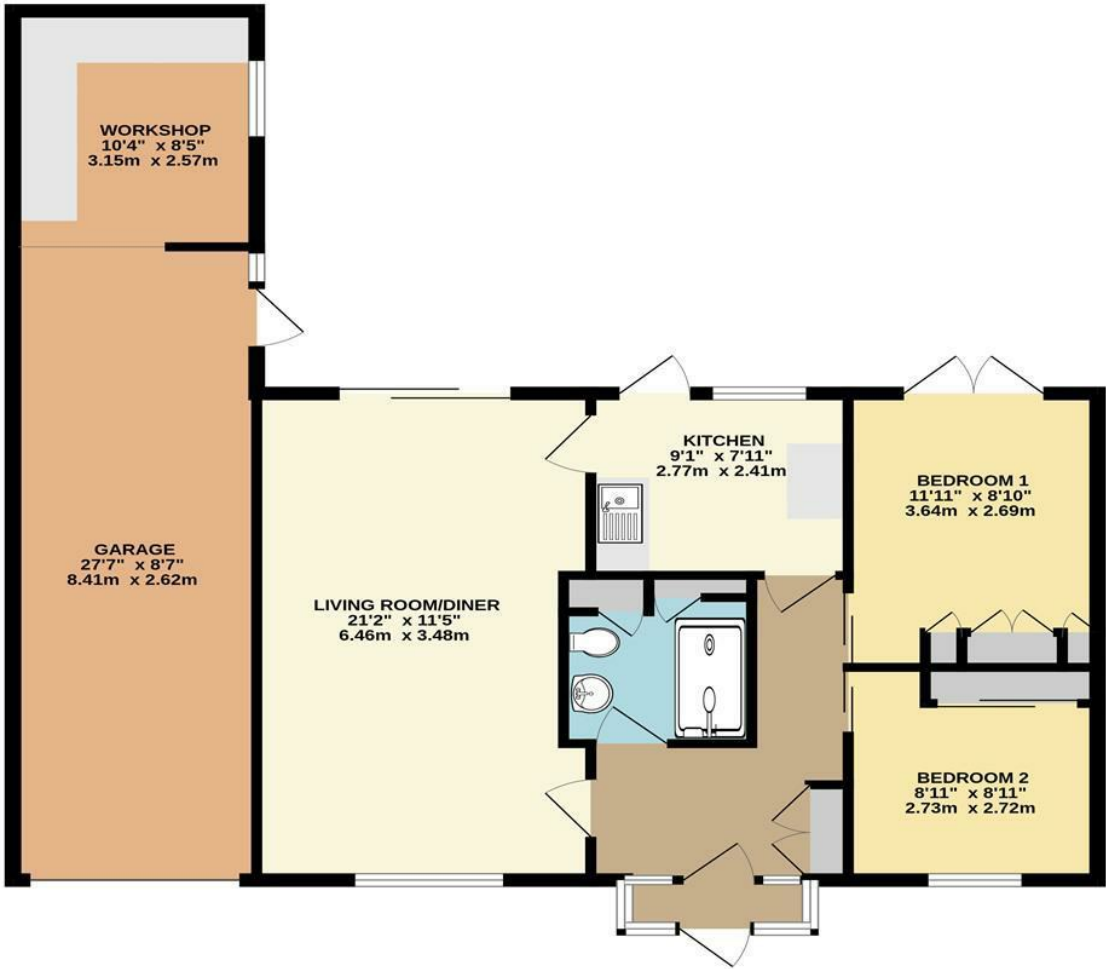
£290,000 Freehold

7 Parkers Cross Lane,

Pinhoe, Exeter, EX1 3TA

www.naomijryan.co.uk

PARKERS CROSS LANE



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 detached two bedroom bungalow, occupying a generous, level plot and highly convenient position within walking distance of Pinhoe Village. Offered to the market for sale with no onward chain, the property offers convenient access to a range of local amenities including, a Spar Shop with Post Office, a regular bus service and Pinhoe Train Station. The major road network surrounding the city is also within easy reach.

The accommodation requires some refurbishment and includes an entrance hall, a dual aspect living room/diner, a kitchen, a shower room, and two bedrooms. Externally, the property boasts well-maintained front and rear gardens. The rear garden is primarily laid to lawn and patio, creating a pleasant outdoor space that offers a good level of privacy. Additional features include a summer house, a greenhouse, and access to the garage via a courtesy door. The garage and workshop are a particular feature of this property, being generous in size and equipped with power, lighting, and an electric roller door that can be operated remotely. To the front of the property are two driveways, positioned either side of the garden and providing ample off road parking.

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

MATERIAL INFORMATION

Construction notes: Brick

Heating: Electric Fischer Radiators

Utilities: Connected to mains 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>

360 VIRTUAL TOUR

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

REFERRAL FEE DISCLOSURE

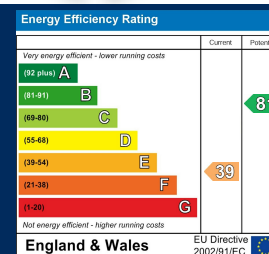
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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