



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Off Road  
Parking



Front & Rear Gardens Council Tax Band: D



Guide:  
£375,000 - £400,000 Freehold

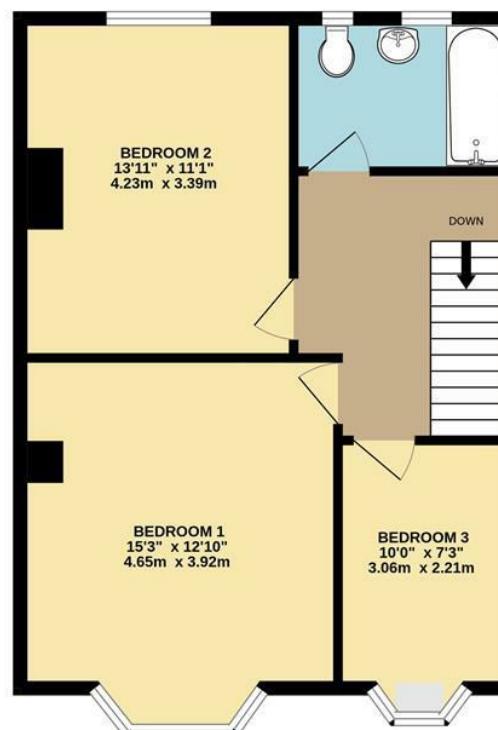
424 Pinhoe Road,  
Exeter, EX4 8EW

[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.  
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## SUMMARY

GUIDE PRICE £375,000 - £400,000:

A beautifully presented three-bedroom semi-detached house with a garage and off-road parking, being sold with no onward chain. The property offers convenient access to a range of local amenities, including a variety of supermarkets, well-regarded schools, the major road networks surrounding the city and Exeter's City Centre.

The property has a lovely light and spacious feel with generously proportioned rooms throughout. The accommodation comprises a spacious entrance hall, open plan living/dining room with a bay window to the front elevation and beautiful engineered oak flooring. A separate kitchen is open to the dining room, and there is a rear utility area with a ground-floor cloakroom. A garden room is accessed off the dining area and provides access to the rear garden. On the first floor are three good-sized bedrooms and a modern first-floor bathroom.

Outside are well-maintained front and rear gardens. The rear garden has a paved patio area and artificial grass. There is gated side access to the front of the property and a gate to the rear, giving access to the parking area. The parking area comprises a gravelled area which is immediately beside the single garage. To the front of the house is an enclosed garden, with a patio, lawned area and stone chippings. The garden is bordered by mature hedges.

Early internal viewing is highly recommended.

### **GARAGE 14'5" x 9'6" (4.40m x 2.90m )**

With an up-and-over door to the front. Window to the rear and door to the side.

### **MATERIAL INFORMATION**

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas, 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.

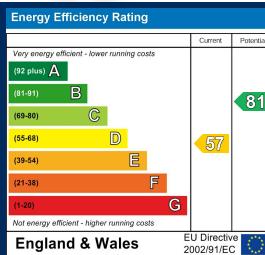
### **REFERRAL FEE DISCLOSURE**

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.





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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