



naomi j ryan  
estate agents



Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating Garage and Driveway



Front & Rear Gardens Council Tax Band: E

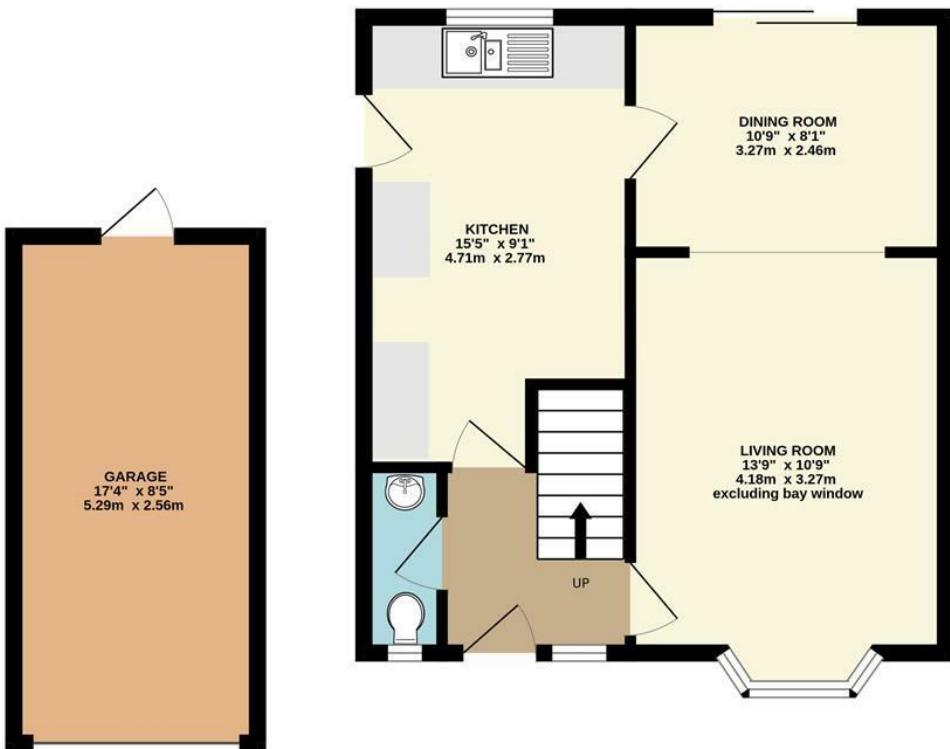


Guide Price:  
£335,000 Freehold

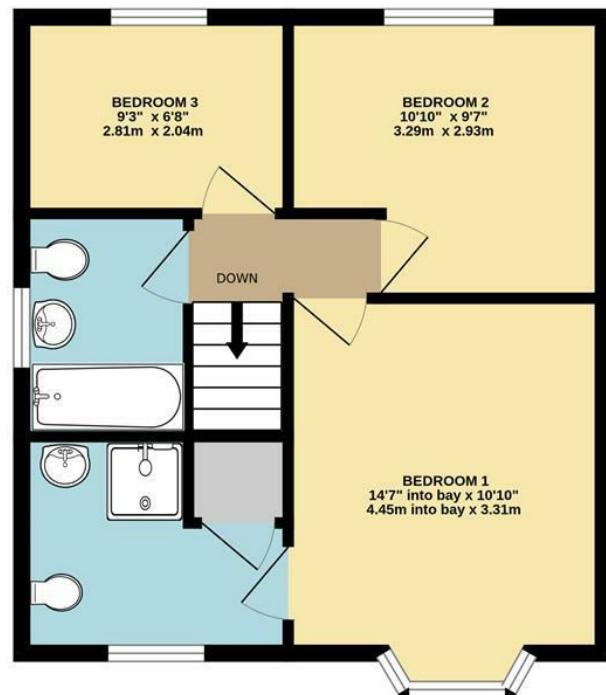
17 Ross Close,  
Pinhoe, Exeter, EX1 3UE

[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

A spacious and well-presented three-bedroom detached house located in a small cul-de-sac in this popular residential area. Pinhoe has a wide range of amenities on offer in Pinhoe village including a Spar Shop, Pharmacy, Public House, Butchers, and eateries, all within easy reach. Pinhoe Train Station is within walking distance of the property and offers services into Exeter and London Waterloo. The property offers convenient access to the city's commuter network, including M5 Motorway, and public transport links.

The accommodation comprises entrance hall, ground floor cloakroom, open plan living/dining with patio doors to the rear garden, spacious kitchen, three good-sized bedrooms, ensuite shower room, family bathroom, and gas central heating.

Outside is a delightful rear garden, laid to lawn with a paved patio providing a pleasant seating area. The garden is planted with a variety of seasonal plants and established shrubs. A garden shed provides useful storage space, and there is access via the side of the house to the front of the property. The garage has power and light with an up-and-over door to the front and a door to the rear. The driveway provides off-road parking for up to two vehicles. To the front of the house is a well-maintained front garden, laid to lawn with various shrubs.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Standard construction.

Utilities: Mains electricity, gas, drainage, and water. Current broadband provider: Sky.

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

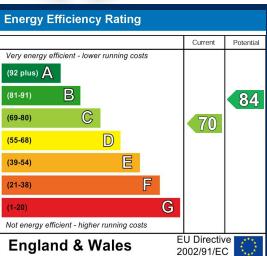
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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