



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Driveway



South Facing Rear
Garden



Council Tax Band: C

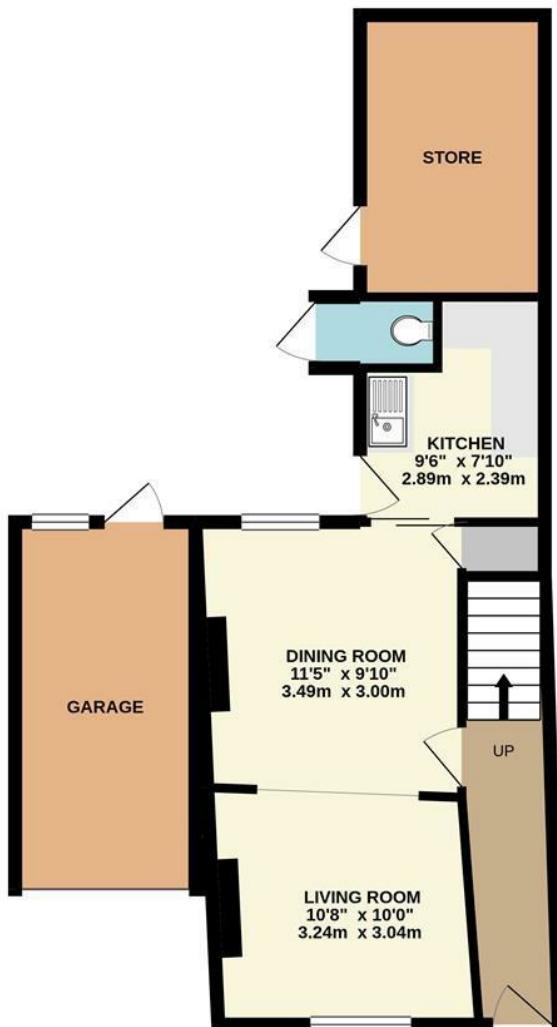
£250,000 Freehold

Causey Lane,

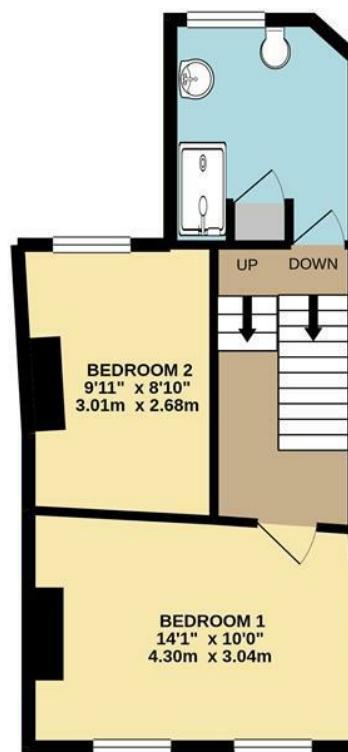
Pinhoe, Exeter, Devon, EX1 3SH

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A fantastic opportunity to acquire this two bedroom end of terrace cottage, requiring modernisation, offered for sale with no onward chain. Located within the popular residential area of Pinhoe this property offers convenient access to the array of amenities on offer in Pinhoe Village which include a variety of shops & eateries, Pinhoe Train Station and well regarded local schools.

The accommodation is light and well proportioned throughout comprising in brief entrance hall, living room, dining room and kitchen to the ground floor. Two bedrooms and a shower room are located to the first floor. The property occupies a generous plot which includes a good sized rear garden with a southerly aspect, a pathway to the side of the property offers pedestrian access to the rear garden. Further features include an outside WC, garden store, single garage and driveway.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

360 VIRTUAL TOUR

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

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.





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.

THINKING OF SELLING?

Get in touch for a free, no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 55 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

