



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Private & Communal
Gardens



Council Tax Band: C

Offers in Excess of £260,000

Matthews Court Harrington Lane,

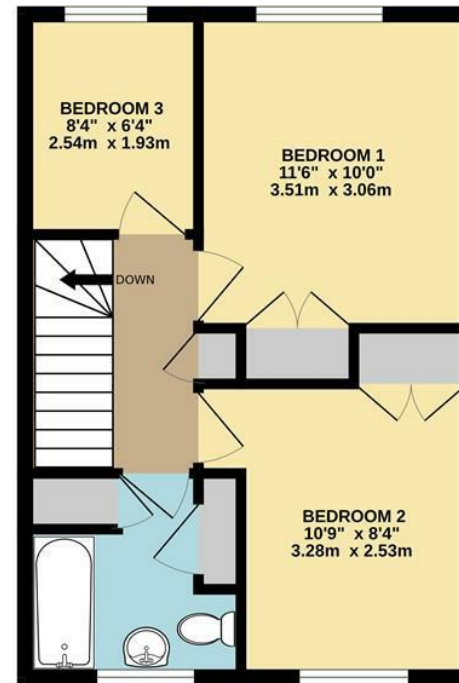
Pinhoe, Exeter, EX4 8NX

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 well presented three bedroom terraced house with low maintenance garden and garage located in this small residential development overlooking well maintained and landscaped communal gardens. Situated in the popular residential area of Pinhoe the property is conveniently placed for access to local amenities including well regarded schools and a good choice of supermarkets. Pinhoe Village, located a short distance away, offers a range of amenities including a doctor's surgery, public house, and Pinhoe Train Station with links to Exeter & London Waterloo. For those requiring access to the major road links surrounding the city, these are located within easy reach.

The interior is bright and spacious throughout comprising in brief, entrance hall, contemporary kitchen, open plan living room/diner and conservatory to the ground floor. Three bedrooms and a bathroom are located to the first floor. The property offers a fully enclosed garden with a sunny westerly orientation, making the most of the afternoon sun. Furthermore a garage is located nearby within a block of garages. Parking is on a first come first serve basis.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing.

MATERIAL INFORMATION

Construction notes: Awaiting Information

Heating: Gas Central Heating

Utilities: Awaiting Information

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>

MANAGEMENT CHARGE

This property is subject to a management charge of £25 per month. This covers the cost of communal garden maintenance.

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.

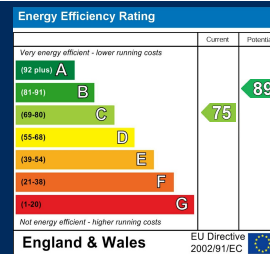




BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS
2021	2022	2023	2024	2025
★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
GOLD WINNER	GOLD WINNER	GOLD WINNER	GOLD WINNER	GOLD WINNER
ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER

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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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