



## 107 Pinhoe Road Exeter, EX4 7HU

A rare opportunity to acquire this 4 bedroom detached family sized house in a much favoured and convenient location.

This property was built circa 1929 and still retains some original features including stained glass panels around the front door, panelled internal doors and several built-in cupboards. The house has remained in the same family for the past 50 years and is ready for enterprising new owners to upgrade, refurbish and create a truly outstanding high-end home imaginatively designed and fully equipped for modern day family living. Furthermore, if more space is required there is plenty of scope for an extension and attic conversion subject planning permission. The property stands in a sizeable corner plot with detached garage accessed from Wykes Road.

Situated in a sought-after residential area, this property is well-connected by public transport, with bus routes and Polsloe Bridge train station nearby, making commuting to the city centre and beyond a breeze. Local schools, hospitals, and a variety of shops and amenities are all within a comfortable walking distance, enhancing the appeal of this location. A Morrisons Daily is just down the road.

Residents can also enjoy close proximity to parks, green spaces and Higher Cemetery, perfect for leisurely strolls, walking the dog and other outdoor activities.

Strong interest anticipated and early viewings are recommended.

**Guide Price £400,000**

# 107 Pinhoe Road

Exeter, EX4 7HU



- EXCITING REFURBISHMENT PROJECT!
- Spacious Reception Hall
- 4 Bedrooms, Bathroom, Separate WC
- Garage, Parking Space & Permit Parking
- DESIRABLE CORNER PLOT LOCATION
- Lounge, Dining Room, Breakfast Room
- Gas Central Heating & Double Glazing
- TRANSFORMATIVE EXTENSION POTENTIAL
- Sizeable Kitchen, Conservatory, Cloakroom WC
- Enclosed Rear Garden (south-westerly aspect)

## Reception Hall

18'0" x 5'10" (5.51m x 1.79m)

## Lounge

16'0" x 12'9" (4.88m x 3.89m)

## Dining Room

13'11" x 11'11" (4.25m x 3.65m)

## Breakfast Room

11'10" x 7'8" (3.62m x 2.34m)

## Kitchen

15'8" x 8'3" (4.78m x 2.54m)

## Cloakroom WC

## Conservatory

17'2" x 9'5" (5.25m x 2.88m)

## Landing

## Bedroom 1

16'2" x 12'9" (4.95m x 3.90m)

## Bedroom 2

14'3" x 10'10" (4.36m x 3.32m)

## Bedroom 3

15'9" x 8'3" (4.81m x 2.54m)

## Bedroom 4

10'4" x 8'1" (3.17m x 2.48m)

## Bathroom

8'9" x 4'8" (2.67m x 1.43m)

## Separate WC

## Garden

## Garage



[Directions](#)





# Floor Plan



Total area: approx. 143.4 sq. metres (1544.1 sq. feet)  
 Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.  
**107 Pinhoe Road, Exeter**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		