



## 38 Station Road

Pinhoe, Exeter, EX1 3SD

An exciting opportunity to acquire this extended 4 bedroom detached family sized house situated in the heart of Pinhoe village and just a short distance from local shops and amenities. This desirable property comes with sizeable west facing rear garden, plenty of off road parking and the potential to create more parking if required. All four bedrooms are double bedrooms and the generous ground floor accommodation includes a spacious living room, large conservatory, utility/cloakroom WC and a well fitted kitchen with open plan arrangement with the dining room. The property benefits from the home comforts of gas central heating & uPVC double glazing and offers new owners the opportunity to upgrade and modernise to their own preferred standards and consider further development on the ground floor and into the loft space (subject to the necessary planning consents).

This property also lies near a bus stop, Pinhoe Medical Practice, Station Road playing field and Pinhoe railway station (Exeter- London Waterloo) providing fast travel to and from the city centre (Exeter/London Waterloo Line) stopping firstly at Central Station in Queen Street and then onto St David's Station.

There is no onward chain and early viewings strongly recommended to avoid disappointment.

**Guide Price £435,000**

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- NO ONWARD CHAIN
- Lounge, Dining Room
- 4 Double Bedrooms & Bathroom
- Off Road Parking for Several Vehicles
- SOUGHT AFTER VILLAGE LOCATION
- Fitted Kitchen, Utility/Cloakroom WC
- Gas Central Heating & uPVC Double Glazing
- Reception Hall
- Large Conservatory
- Sizeable Rear Garden (W) and Garage

Reception Hall	Bedroom 2
9'9" x 5'11" (2.98m x 1.82m)	17'7" x 7'11" (5.37m x 2.43m )
Living Room	Bedroom 3
20'11" x 13'8" (6.39m x 4.17m)	10'10" x 9'8" (3.32m x 2.96m)
Kitchen	Bedroom 4
10'7" x 9'8" (3.24m x 2.97m)	8'11" x 7'3" (2.73m x 2.23m)
Dining Room	Shower Room
15'6" x 8'0" (4.73m x 2.44m)	6'10" x 5'5" (2.10m x 1.66m)
Utility/Cloakroom WC	Garden
7'7" x 6'11" (2.33m x 2.13m)	Garage & Parking
Conservatory	More Information on Pinhoe
18'7" x 9'0" (5.67m x 2.75m)	
Landing	
Bedroom 1	
12'10" x 10'8" (3.92m x 3.26m)	



Directions







Floor Plan



Total area: approx. 130.5 sq. metres (1404.7 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.

**38 Station Road, Exeter**

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