



## 374 Pinhoe Road

Exeter, EX4 8EB

This large 4 double bedroom semi-detached house is well located in a convenient and popular residential area within easy walking distance of Pinhoe Sainsbury's, Aldi, the newly opened Lidl store, St Luke's Science & Sports College and a regular bus service to and from the city centre.

Presented in well maintained condition, the spacious property comes with three reception rooms and offers new buyers with an exciting opportunity to extend, modernise and refurbish to their own preferred standards of specification and create a striking family home designed for modern day family living. Outside, the property comes with an extra-long driveway, landscaped gardens, off road parking and a spacious detached single garage.

The traditional property stands in a generous plot and was built by Wakeham & Tucker, a construction company building spacious high end domestic properties in and around Exeter in the 1940's to 1980's. Their properties are still highly sought after due to the well known name of the company and their excellent reputation. This particular property is well positioned within close proximity to Summerway pleasure park, Whipton shops, bus stop and Polsloe Bridge railway station.

The property also has the advantage of being near a range of local schools and within easy reach of the M5, A30 & A38, providing excellent communication links to the east and north as well as Devon and the neighbouring counties of Cornwall, Somerset and Dorset. Exeter's international airport lies just five miles east of the city centre.

**Guide Price £460,000**

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- NO ONWARD CHAIN
- Lounge, Dining Room & Study
- Gas Central Heating & uPVC Double Glazing
- Large Detached Single Garage
- An Impressive Home built by Wakeham & Tucker
- Kitchen & Cloakroom/WC
- Front & Rear Gardens
- Spacious Reception Hall & Landing
- 4 Double Bedrooms & Bathroom
- Long Driveway, Ample Off Road Parking

## Entrance Porch

5'2" x 5'3" (1.60m x 1.62m)

## Entrance/Reception Hall - L Shaped

13'8" x 15'10" (4.18m x 4.85m)

## Entrance Hall Area

7'3" x 3'10" (2.22m x 1.19m)

## Reception Hall Area

15'10" x 6'0" (4.85m x 1.84m)

## Lounge

15'11" into bay x 11'6" (4.87m into bay x 3.52m)

## Family Room

14'11" x 12'0" (4.57m x 3.67m)

## Dining Room

11'6" x 8'3" (3.52m x 2.52m)

## Kitchen

16'4" x 6'10" (8'1" into doorway) (4.98m x 2.10m (2.47m into doorway))

## Cloakroom WC

## Landing

## Bedroom 1

16'0" x 11'6" (4.89m x 3.51m )

## Bedroom 2

## Bedroom 3

11'5" x 8'0" (3.50m x 2.44m)

## Bedroom 4

9'7" x 8'3" (2.93m x 2.53m)

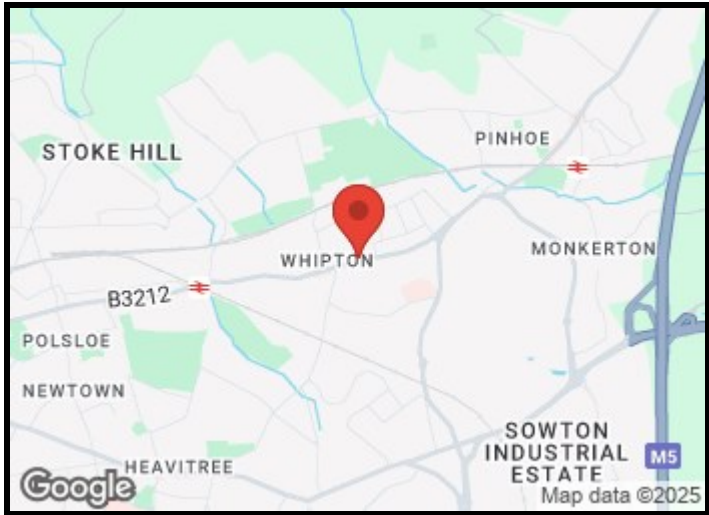
## Bathroom

6'6" x 5'4" (2.00m x 1.65m)

## Front & Rear Gardens

## Garage

16'8" x 10'4" (5.09m x 3.16m)



Directions





Floor Plan



Total area: approx. 155.8 sq. metres (1677.1 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.  
**374 Pinhoe Road, Exeter**

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