



## 7 Ranjan Place, Pinhoe Exeter, EX1 3LQ

This modern and beautifully appointed 2 bedroom mid terraced house forms part of a sought after residential development on the outskirts of Pinhoe built by Bloor Homes. This property benefits from being just around the corner from a nearby Coop store and enjoys excellent access to major road networks, Pinhoe train Station, and a new Lidl store currently under construction. This property is offered in excellent condition throughout and comes with the home comforts of uPVC double glazing and radiator central heating supplied via E.ON District Heating System. Perfect for first time buyers and those seeking a well placed investment property for the rental market.

Founded in 1969 Bloor homes have built an excellent reputation for their meticulous attention to detail using traditional skilled craftsmanship to create distinctive, quality homes providing magical memories lasting a lifetime. Be it a one-bedroom apartment or a five-bedroom detached house, all their properties are carefully designed to create spaces that work beautifully from the very beginning. Their highly experienced architects flood the rooms with light, add distinctive features to the outside of the home in keeping with the local area, and introduce characterful, thoughtful details inside to make every day living a joyful way of life.

Early viewings strongly recommended!

**£269,950**

# 7 Ranjan Place, Pinhoe

Exeter, EX1 3LQ



- Vendor Buying Brand New Home
- Kitchen/Diner with Utility
- Modern Bathroom
- Off Road Parking for 2 Vehicles
- Early Viewings Highly Recommended
- Cloakroom WC
- Gas Central Heating, uPVC Double Glazing
- Spacious Lounge
- 2 Double Bedrooms, 1 with En-Suite
- Sizeable Rear Garden

## Entrance Hall

## Living Room

10'4" x 14'7" (3.17m x 4.46m)

## Kitchen/Diner

10'4" x 9'8" (3.17m x 2.96m)

## Utility Area

3'3" x 5'7" (1.00m x 1.71m)

## Cloakroom WC

## Landing

## Bedroom 1

11'0" x 8'2" (3.37m x 2.49m)

## En-Suite Shower Room

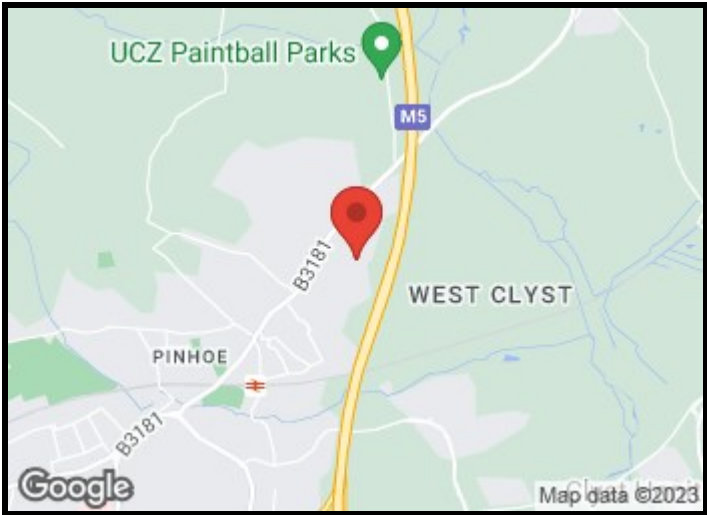
## Bedroom 2

13'11" x 8'2" (4.25m x 2.50m)

## Bathroom

## Outside

## Location Information



Directions







Floor Plan



**Total area: approx. 64.3 sq. metres (691.6 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

