Burgoynes
ESTATE AGENTS

5 Pulling Road

Pinhoe, Exeter, EX4 8PA

MOTIVATED SELLER, PRICED TO SELL! An excellent opportunity to acquire this well modernised detached bungalow in a quiet cul-de-sac near a bus stop. The property comes with two double bedrooms and benefits from the home comforts of gas central heating & uPVC double glazing ensuring warmth and energy efficiency throughout the year. The bungalow stands in a good sized plot with plenty of garden frontage and a sizeable rear garden attracting the afternoon and early evening sunshine. A driveway provides off road parking for two vehicles and access to a detached single garage.

Pinhoe is a sought after village well known for having a very active and friendly community. The village offers a comprehensive range of local amenities, including an ancient parish church, Pinhoe Primary School (church of England) and neighbouring pre school, 'America Hall' (popular village hall, just a few minutes easy walking distance), Spar store/post office, health centre, Station Road Playing Fields, pharmacy, butcher, hairdressers, petrol station, two Chinese takeaways and a veterinary centre. There is also the new Italian restaurant, in the centre of the village, which is proving very popular. Aldi, Lidl and Sainsbury's superstores are nearby. and there is a regular bus service to and from the city centre and villagers can enjoy the convenience of being within easy reach of the Monkerton link road to Exeter Business Park in Sowton, the M5 Motorway and A30. Pinhoe also has a railway station (Exeter-Waterloo) with regular train service into the city centre stopping firstly at Central Station in Queen Street and then onto St David’s Station. It should also be noted that the property falls within the catchment area for Clyst Vale Community College and St Luke's Sports and Science College is nearby.

Guide Price £280,000

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- MOTIVATED SELLER, PRICED TO SELL!
- Kitchen/Breakfast Room
- Gas Central Heating & uPVC Double Glazing
- Off Road Parking for 2 Vehicles
- NO ONWARD CHAIN
- 2 Double Bedrooms
- Generous Sized Rear Garden
- Reception Hall, Spacious Lounge
- Shower Room
- Detached Garage

Reception Hall

6'8" x 9'8" (2.04m x 2.97m)

15'9" x 7'9" (4.81m x 2.37m)

Lounge

15'5" x 11'10" (4.72m x 3.62m)

Kitchen/Breakfast Room

11'6" x 11'0" (3.53m x 3.37m)

Bedroom 1

11'10" x 10'11" (3.62m x 3.35m)

Bedroom 2

11'1" x 7'10" (3.38m x 2.41m)

Shower Room

6'5" x 5'6" (1.98m x 1.69m)

Outside

Parking

Detached Garage

Directions

Floor Plan

Total area: approx. 69.4 sq. metres (747.1 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 responsibilty is accepted for any other use.

5 Pulling Road, Exeter

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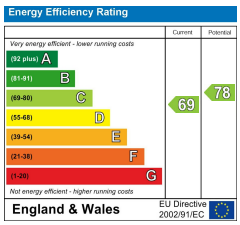

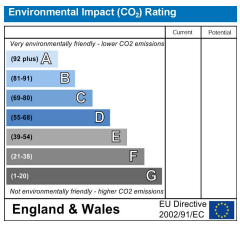

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