



£525,000 Guide Price

Main Road, Exeter

Detached House | 4 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



[www.rightathomeexeter.com](http://www.rightathomeexeter.com)





# Step Inside

---

## Key Features

- Guide Price £525,000 - £550,000
- Large Detached Home
- Four Double Bedrooms
- Versatile Snug/Family/Sun/Play Room or Home Office
- Detached Garage
- Driveway for Several Cars
- Large Wrap-Around Garden
- Substantial Plot
- Central Pinhoe Location
- First Time On The Market In 28 Years

## Property Description

\*GUIDE £525,000 - £550,000\* SUBSTANTIAL DETACHED HOME \* FOUR DOUBLE BEDROOMS \* TWO BATHROOMS \* DRIVEWAY FOR SEVERAL CARS \* LARGE DETACHED GARAGE \* WRAP AROUND GARDEN \* SOLAR PANELS \* CENTRAL PINHOE LOCATION \*

## Main Particulars

GUIDE PRICE: £525,000 - £550,000

A splendid detached family home exuding character and charm, in the very heart of Pinhoe, in need of a little TLC to return to its former glory. The substantial plot offers ample off-road parking, a detached garage and the delightful large wrap-around garden. The property is on the market for the first time in 28 years.

The ground floor boasts three large reception rooms. A grand sitting room with original features such as oak paneling, wood flooring and featured fireplace with flame effect fire adds a cosy feel. The room is filled with plenty of naturally flowing light from the large lead effect bay window, with an outlook to the substantial garden.

A formal dining room, again, light filled from the large bay window, overlooks the garden. A large opening into the galley style kitchen makes this a great space for entertaining with family and friends. The galley kitchen also benefits from a separate pantry.

There is a third, versatile, reception room with further original character features such as a minster style fireplace with wooden mantel and picture rails. This room could be used as a snug, playroom or office and has patio doors leading out to the garden.

The ground floor also boasts a modern wet room with shower, wash basin and low level W.C.

Leading up the impressive staircase, the first floor landing leads to four spacious double bedrooms, a family bathroom and separate W.C. All the bedrooms have an outlook over the lovely large garden.

The garden wraps around the entirety of the house and is laid to a grass lawn. The front of the property has a lovely veranda ideal for enjoying a morning coffee, soaking up the summer sun. There is also a large garage and gated driveway for parking of several vehicles.

This charming property has been a family home for 28 years. The property does need some restorative work but has potential to make a wonderful home for a new family adding their own personal touch.

The property also benefits from gas central heating, solar panels and double glazing.

The property is located in the heart of Pinhoe. Pinhoe has a wide range of amenities on offer such as a Spar Shop, Pharmacy, Public House, Butchers, popular schools and eateries, all within easy reach. Pinhoe Train Station also offers services into Exeter and London Waterloo. With easy access to public transport and major transport links including the M5, A30, Exeter International Airport, Sowton Industrial Estate and the Met Office.

Council Tax Band: F

Tenure: Freehold





## Main Road, Pinhoe, Exeter, EX4

Approximate Area = 1686 sq ft / 156.6 sq m

Garage = 205 sq ft / 19 sq m

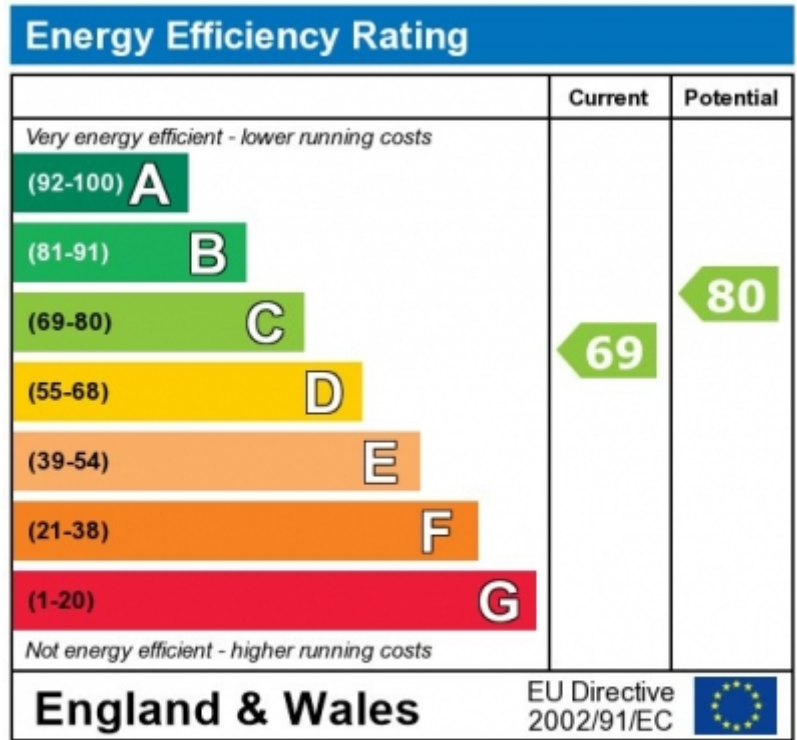
Total = 1891 sq ft / 175.6 sq m

For identification only - Not to scale



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: Landline:- 01392 469333



[www.rightathomeexeter.com](http://www.rightathomeexeter.com)