



£420,000

Bindon Road, Pinhoe, Exeter

Bungalow | 4 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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Step Inside

Key Features

- No Onward Chain
- Spacious Chalet-Style Bungalow
- Four Bedrooms
- Bright & Spacious Living Room
- South West Facing Rear Garden
- Ample Off Road Parking
- Highly Desirable and Sought After Location
- Double Garage in Tandem Style (Potential to Convert Part into Utility or Extend The Kitchen)
- Large Roof Space Offering Great Scope For Conversion (Subject to the Necessary Consents)
- Peaceful Cul-De-Sac

Property Description

* NO ONWARD CHAIN * CHALET BUNGALOW * FOUR BEDROOMS * SPACIOUS LIVING ROOM /DINER * LARGE GARDEN * PLENTY OF PARKING * DOUBLE TANDEM STYLE GARAGE * SOUGHT AFTER AREA OFF PARK LANE * SCOPE TO CONVERT ROOF SPACE AND GARAGE TO ADDITIONAL ROOMS (SUBJECT TO PERMISSIONS) *

Main Particulars

A fantastic opportunity to acquire this lovely four bedroom link detached chalet-style bungalow which is nestled in an elevated position in the sought-after and highly desirable area of Bindon Road, Pinhoe, where tranquility meets convenience. Situated in a peaceful cul-de-sac and conveniently close to local amenities.

The property is on the market for the first time since 1970, having been owned, enjoyed and maintained by the family for nearly 55 years.

Enter into a welcoming and spacious entrance hall with an open 'floating' style original staircase leading up to the galleried first floor landing. The light and spacious living room is at the heart of this lovely home with a large window and patio doors to the rear aspect, overlooking the large garden. The living room also offers generous space for a family sized dining table.

The spacious kitchen has a wonderful outlook onto the rear garden. The kitchen features plenty of cupboard and worktop space and additional built in storage cupboards. A doorway leads into the double, tandem style garage.

The ground floor offers great flexibility, featuring two bedrooms, either of which can double as an additional reception room if needed.

The family bathroom has the original suite, with the added benefit of a shower, and storage cupboards.

Leading up the open staircase, there are two further double bedrooms, both facing out to the rear aspect and views. The largest of the bedrooms has a hidden doorway into the generous eaves which has great potential to convert into an additional room or even an ensuite (subject to the usual permissions).

Outside, the south westerly facing rear garden greets you with a large patio terrace, superb lawn, shrubs and hedging offering a degree of privacy. To the front of the property, there is ample space for off road parking and with easy maintenance in mind, the front garden is laid with gravel.

The garage has front and rear access and has great potential to convert the rear part of the garage into a utility room or extend the kitchen (subject again to permissions).

The property is in need of modernisation and has amazing scope and potential to extend and alter the spacious eaves and garage into additional rooms, creating great versatility.

Pinhoe is a popular residential district on the eastern fringes of Exeter, with convenient access to the M5 motorway and A30. Exeter Airport and the Met Office headquarters are also nearby. Pinhoe offers a range of shops, a post office, and a bus service into the city center. It also has its own railway station with service to London Waterloo and, via Exeter, to London Paddington.

Council Tax Band: E

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance Hall

Spacious hallway with original parquet flooring. Open 'floating' staircase to galleried first floor landing.

Living Room w: 7.38m x l: 4.31m (w: 24' 3" x l: 14' 2")

Large uPVC window and patio doors to rear aspect. Carpet flooring. Door into kitchen with glass brick feature wall to the left.

Kitchen w: 3.22m x l: 5.25m (w: 10' 7" x l: 17' 3")

Large uPVC window to rear aspect with outlook to garden. Range of white eye level, base and drawer units with wood effect worktop over and breakfast bar. Stainless steel sink with draining boards to left and right. Space and plumbing for washing machine and dishwasher. Space for cooker and fridge. Vinyl flooring. Three built in cupboards. Door into garage. Second door leading into hallway.

Bedroom 3 w: 3m x l: 3.85m (w: 9' 10" x l: 12' 8")

Spacious double bedroom. Built in wardrobes and shelving to one wall. Carpet tiles. uPVC window to front aspect.

Bedroom 4 w: 2.59m x l: 2.71m (w: 8' 6" x l: 8' 11")

Spacious single bedroom. Built in storage. Carpet flooring. uPVC window to front aspect.

Bathroom

Matching light blue bath with tiled bath panel, pedestal wash basin. Tiled walls. Shower enclosure with obscure glazing. Storage cupboards. Dimplex wall heater. Obscure uPVC window to front aspect.

WC

Obscure uPVC window to front aspect. White W.C. Hand rail. Carpet flooring.

First Floor Landing

Carpet landing with galleried style outlook over the ground floor entrance and hallway. Doors into...

Bedroom 1 w: 3.61m x l: 3.05m (w: 11' 10" x l: 10')

Spacious double bedroom. uPVC window to rear aspect. Built in wardrobes, wall cupboards and dressing table. Carpet flooring. Concealed doorway leading into very spacious eaves storage with lighting. Great potential for a conversion to an additional room/ensuite (subject to permissions).

Bedroom 2 w: 3.39m x l: 3.05m (w: 11' 1" x l: 10')

Double bedroom. uPVC window to rear aspect. Door into eaves cupboard/wardrobe and further door into spacious eaves storage with lighting.

Outside

To the front of the property, the garden has been laid to gravel. To the right is a driveway for off road parking and door to double tandem style garage.

The rear garden is a fantastic space with a large raised patio terrace with steps leading down to the lawn. To the right is a raised flower bed and path leading down to the bottom of the garden. To the right is a graveled path and shrubs. To the end of the garden is a center pond with gravel surround. Garden shed and greenhouse. There is also a door into the rear of the garage.

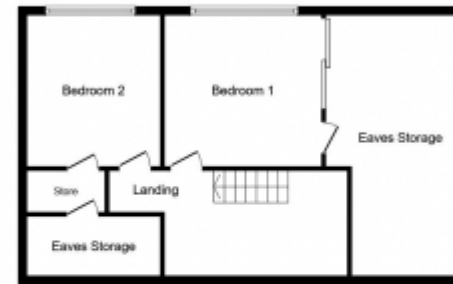
Garage

Up and over door. Double garage in tandem style. Lighting. Slid door to the rear. Scope to convert part of the garage (subject to permissions).





Ground Floor

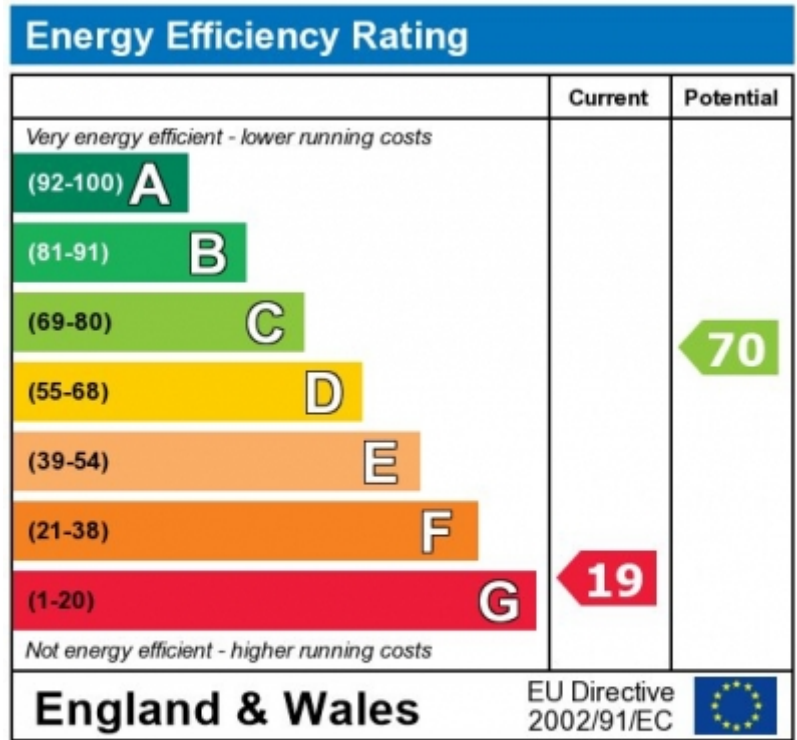


First Floor

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

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

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