



£350,000 Guide Price

Danesway, Pinhoe, Exeter

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Guide Price - £350,000 - £375,000
- No Onward Chain
- Semi Detached
- Three Bedrooms
- Spacious Kitchen Diner
- Lean-To / Sun Room
- Separate Utility Area & WC
- Garage
- South East Facing Garden
- Sought After Pinhoe Location

Property Description

* GUIDE PRICE £350,000 - £375,000 * CHAIN FREE * SEMI-DETACHED * THREE BEDROOMS * SPACIOUS KITCHEN/DINER * LEAN-TO/SUNROOM * UTILITY AREA * GARAGE * SOUTH EAST FACING GARDEN * SOUGHT AFTER PINHOE LOCATION *

Main Particulars

A well proportioned three bedroom family home nestled in a sought after location for the local amenities in Pinhoe, readily on hand. This area of Pinhoe is always popular and properties rarely come up for sale on this street and is tucked away off the main roads. The property is offered with no onward chain.

Built in 1930's, the properties were well built, and this family home is no exception. Offering a welcoming living room and spacious kitchen / diner. The ground floor also benefits from a cosy lean-to/sunroom, an ideal space for a play room, or separate reception room. A utility area is an ideal laundry room and there is also a convenient downstairs W.C.

Upstairs are two spacious double bedrooms, a single bedroom and family bathroom.

Outside, there is a lovely, sunny south east facing garden, finished with laid patio and level lawn; an ideal oasis for al fresco dining and family barbeques. Benefitting from a large, detached garage, accessed via a shared driveway (typical for this build era).

The house is in need of a little TLC internally but offers a blank canvas and fantastic opportunity for someone to put their own stamp on the property and make it their own home. There is gas fired central heating and uPVC double glazing throughout, save for the decorative glazed, wooden front door.

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: C

Tenure: Freehold

Entrance Hall

Wooden door with decorative glazed center panel and decorative side windows. Carpet flooring. Wall mounted radiator. Picture rail. Carpet stairs to the first floor landing. Understairs storage cupboard.

Living Room

(l) 4.02m2 x (w) 3.56m2)

Generous uPVC window to the front aspect. Wall mounted radiator. Chimney recess. Picture rails. Carpet flooring.

Kitchen / Dining Room

(l) 5.4m2. Kitchen area (w) 2.57m2. Dining area (w) 3.49m2.

A range of modern cream wood effect shaker style wall, base and drawer units with wood worktop over. Integrated double oven, 5 ring gas hob and extractor hood over. One and half bowl sink with modern mixer tap. uPVC window to side aspect. Door leading into the utility area.

Spacious dining area with uPVC door with glazed side windows leading into lean to/sun room. Limestone tile flooring. Wall mounted radiator.

Lean-To / Sun Room

(l) 2.49m² x (w) 2.25m²

Limestone tile flooring. Wall mounted radiator. uPVC window to rear aspect and uPVC door leading out to the rear garden.

Utility Area

(l) 1.59m² x (w) 1.67m²

Vinyl flooring. Space and plumbing for a washing machine and space for a tumble dryer. Space for upright fridge/freezer. Door into ground floor W.C. Window and uPVC door leading out to rear garden.

WC

White low level W.C and corner wash basin. Gas boiler. Wall mounted radiator. Obscure uPVC window to rear aspect. Vinyl flooring.

First Floor Landing

Loft hatch. Carpet flooring. Thermostat. Large uPVC window to side aspect letting in lots of natural light.

Bedroom 1

(l) 4.17m² x (w) 3.24m²

uPVC bay window to the front aspect. Wall mounted radiator. Carpet flooring. Picture rail.

Bedroom 2

(l) 3.5m² x (w) 3.32m²

uPVC window to rear aspect. Wall mounted radiator. Carpet flooring.

Bedroom 3

(l) 2.18m² x (w) 2.11m²

uPVC window to front aspect. Wall mounted radiator. Carpet flooring. Picture rail.

Bathroom

(l) 1.88m² x (w) 1.95m²

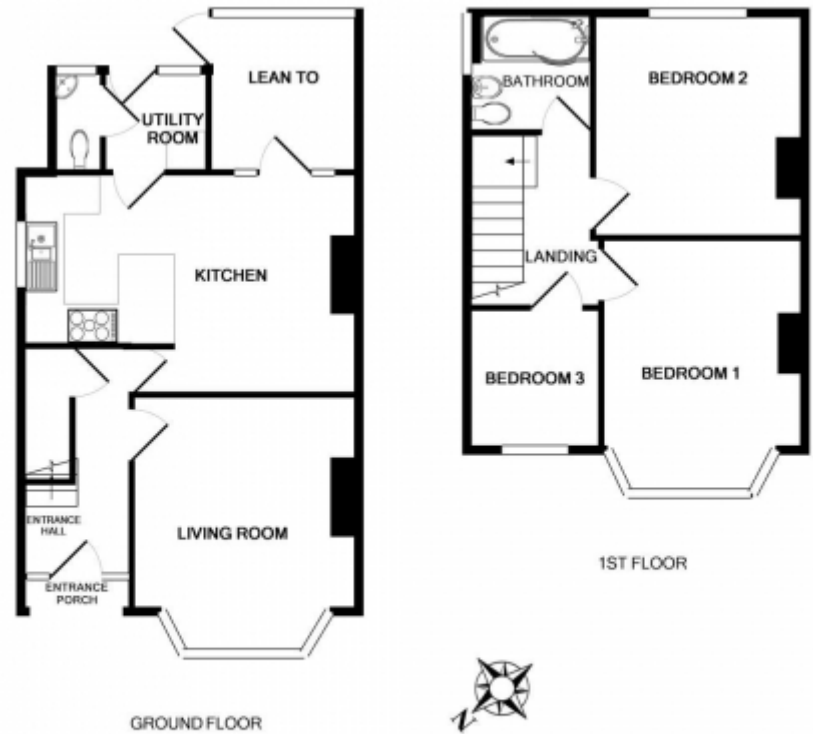
Fully tiled bathroom. Matching white suite comprising white paneled bath with mains shower over and glass shower screen, low level W.C. and pedestal wash basin. Obscure uPVC window to side aspect. Chrome heated towel rail. Tiled flooring.

Outside

Shared driveway gives access to the garage and south east facing rear garden. Large patio terrace with a step down to a further decorative patio rear and path to the right leading to the rear of the garden. A low fence and gate into a secure area laid to patio and grass with two mature apple trees. An ideal space for children or enclosure for pets. Steps up to a rear door into the garage.

The front garden has mature shrubs and pathway leading to the canopied front door.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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