



£310,000

Bradfield Road, Pinhoe, Exeter

Semi-Detached House | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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



# Step Inside

---

## Key Features

- No Onward Chain
- Semi Detached Home
- Three Bedrooms
- Spacious Kitchen Diner
- Original Wash House, Coal Room & W.C.
- Garden To Three Sides
- Outbuilding
- Close Proximity To Excellent Transport Links, Schools & Amenities



## Property Description

\* NO ONWARD CHAIN \* SEMI-DETACHED HOME \* THREE BEDROOMS \* SPACIOUS KITCHEN DINER \* ORIGINAL WASH HOUSE, COAL STORE AND W.C \* GARDEN TO THREE SIDES \* POPULAR PINHOE LOCATION \* CLOSE TO SCHOOLS, AMENITIES & TRANSPORT LINK \*

## Main Particulars

Step into this beloved family home and envision the possibilities that await. This 3-bedroom semi-detached property offers a fantastic opportunity to create a space tailored to your style.

The generous living areas include a double-aspect kitchen diner and a spacious living room, both filled with natural light-ideal for family gatherings and entertaining. The expansive first bedroom stretches the entire length of the home, providing a peaceful retreat.

Character abounds with original features like the wash house, coal store, and separate toilet, while the surrounding garden wraps around three sides of the property, offering ample space for outdoor activities and relaxation. An outbuilding adds potential for storage or a workshop.

Located in the desirable Pinhoe area, you'll enjoy close proximity to local schools, amenities, and excellent transport links, making it a perfect spot for families. This property is ready for you to modernise and make your own, creating lasting memories.

Don't miss out on this incredible opportunity-contact us today to arrange a viewing!

Council Tax Band: C

Tenure: Freehold

### **Kitchen / Dining Room**

(w) 4.35m<sup>2</sup> narrowing to 3.42m<sup>2</sup> in dining area x (l) 5.2m<sup>2</sup>

### **Living Room**

(w) 3.41m<sup>2</sup> x (l) 5.2m<sup>2</sup>

### **Lobby**

(w) 1.18m<sup>2</sup> x (l) 4.57m<sup>2</sup>

### **Utility**

(w) 1.5m<sup>2</sup> x ((l) 2.68m<sup>2</sup>

### **Bedroom 1**

(w) 3.41m<sup>2</sup> x (l) 5.2m<sup>2</sup>

### **Bedroom 2**

(w) 2.9m<sup>2</sup> x (l) 1.15m<sup>2</sup>

**Bedroom 3**

(w) 2.4m<sup>2</sup> narrowing to 1.38m<sup>2</sup> x (l) 3.77m<sup>2</sup>

**Bathroom**

(w) 1.62m<sup>2</sup> x (l) 1.94m<sup>2</sup>

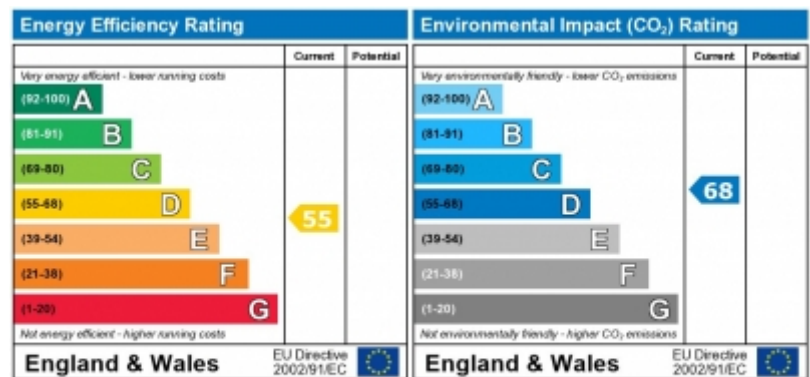




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.ie](http://www.propertybox.ie)

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 efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Telephone: Landline:- 01392 469333



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