

FINNING AVENUE, PINHOE, EXETER, EX4 8FA

GUIDE PRICE - £500,000





A fantastic opportunity to acquire this beautifully presented 4 bedroom detached home located in the sought-after area of The Harringtons.

Well regarded primary & secondary schools are within easy access of the property, as are multiple walks and cycle paths. The property is conveniently located close to a bus route and is well situated for access to major road links including the M5 and A30.

The property is central heated and there are UPVC double glazed windows throughout as well as solar panels on the roof making electricity prices almost 1/3 cheaper than your average provider.

The property comprises of a good sized living room with large bay window overlooking the front of the home and is presented very well.

The modern fitted kitchen/diner is the hub of the house. There is plenty of storage for kitchen essentials. The kitchen has integrated appliances which include; dishwasher, fridge/freezer, double oven, electric hob and overhead extractor fan. There is more than enough space for a large family dining table and there is under cabinet lighting. The French doors leading to the garden from the kitchen make it a very light space, great for entertaining and also the indoor/outdoor living feel.



There is a separate utility room with space for washing machine and tumble dryer. There is additional storage and worktop space in this room.

There is a WC on the ground floor.

On the first floor of the property we have 4 bedrooms, all of which are double rooms.

Bedroom 1 and 2 have built in upgraded wardrobes with lots of storage. Bedroom 1 has access to an ensuite.

The family bathroom is also located on this floor and is again very modern.

The property comes with fantastic outdoor space. The back garden is fully enclosed with bamboo fencing for privacy and has been landscaped superbly with a timber patio providing two large seating areas with steps down to the laid artificial grass

The home also has a garage for storage that has power, an electric car charging port fitted and a driveway for parking to the front of the property.







ENTRANCE HALL Giving access to the rooms on the ground floor, the stairs and a storage cupboard.

LIVING ROOM Great sized room with large bay window fitted with wooden fitted shutters. Radiator and feature fireplace.

KITCHEN/DINER Modern fitted kitchen with lots of storage for kitchen essentials and integrated appliances. The kitchen has more than enough space for a dining table and UPVC Bi-Fold doors leading to the garden.

UTILITY With space for a washing machine and tumble dryer. This room also has additional storage, work surface space, tap and drainer and radiator. Doors leading to WC & rear garden.

CLOAKROOM Consisting of a WC and hand wash basin. Window to side of property & extractor fan.

BEDROOM ONE Large bay fronted double bedroom with integrated wardrobes and access to the ensuite.

ENSUITE Consisting of a shower, WC, hand wash basin and heated towel rail.

BEDROOM TWO Large double bedroom with integrated wardrobes. Radiator.

BEDROOM THREE Another double bedroom with window overlooking the garden. L Shape room with radiator.

BEDROOM FOUR Double bedroom with window overlooking the garden. Radiator.

GARAGE Integrated garage with access from the kitchen. the garage has light and power. The garage does have a fitted Tesla car charger. (This can be sold with the house)

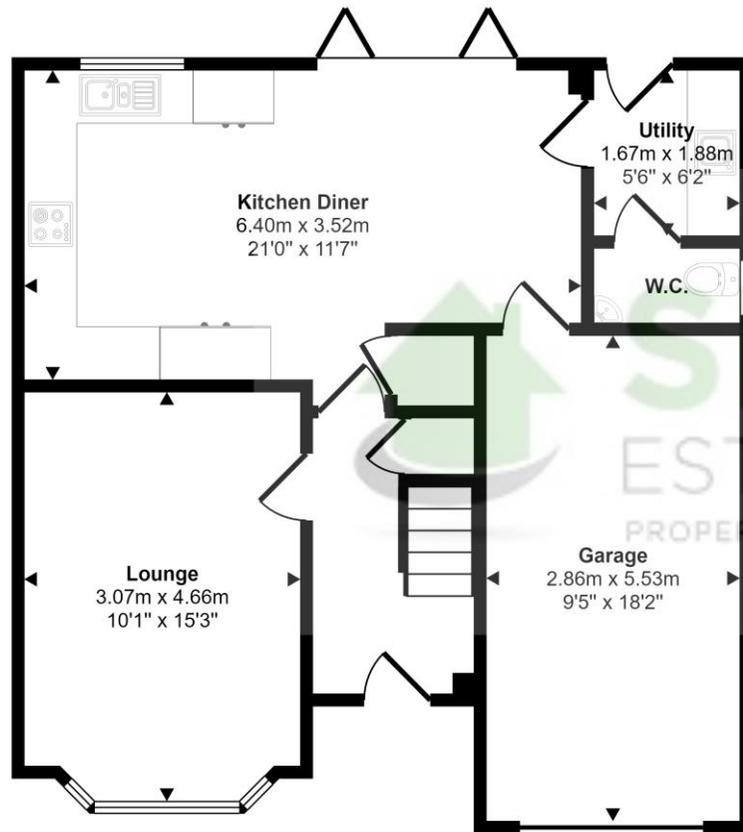
REAR GARDEN Fully enclosed SOUTH FACING garden with gate to the front of the home. The garden has been landscaped and has two large decked area usable all year round. There is also a large grass area which is laid with artificial grass.

TO THE FRONT OF THE PROPERTY Driveway with parking for multiple cars.

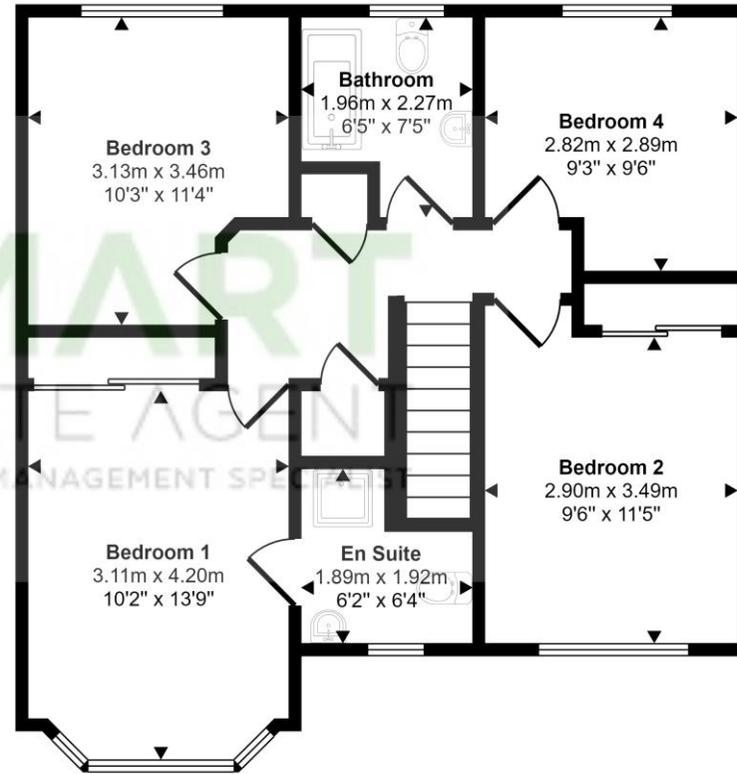


Score	Energy rating	Current	Potential
92+	A	98 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
127 sq m / 1370 sq ft



Ground Floor
Approx 66 sq m / 706 sq ft



First Floor
Approx 62 sq m / 665 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.