



37 Pinn Valley Road, Pinhoe,
Exeter, Devon, EX1 3UF

PRICE **£460,000**
TENURE Freehold



An Impressive Detached Family Home Which Has Been Much Enhanced And Extended To Increase The Space By Around 50%

Impressive Extended Detached House • Lounge And Dining Room • Playroom/Sitting Room • Family Room • Fabulous Kitchen/Breakfast Room • Utility And Ground Floor Cloakroom/WC • Five Double Bedrooms - Two En Suite • Family Bathroom/WC • Gas Central Heating And Double Glazing • Good Size Gardens And Driveway Parking •

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	64	

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		74
	56	

England, Scotland & Wales EU Directive 2002/91/EC



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Pennys Estate Agents are delighted to offer the opportunity to purchase this impressive detached family home which has been much enhanced by the current owners including a substantial two storey extension which increases the size of the property by approximately 50%. The property is situated in the sought after Pinhoe area of the city and enjoys a secluded cul-de-sac position. On the ground floor there is an entrance hall, living room with arch through to a dining area, there is also a games room / sitting room, a family room which has been converted from the garage and a large kitchen / breakfast room. There is also a utility room and ground floor cloakroom / WC. On the first floor there are five double bedrooms, two with en-suite facilities and there is a further family Bathroom / WC. The property also benefits from gas central heating and double glazing. Outside a driveway provides off road parking for several vehicles and substantial corner plot gardens which are laid to lawn and patio.

Pinhoe offers a range of amenities including a local railway link into the city and is on the Waterloo line. There are supermarkets nearby, public houses, banking and eateries and a frequent bus service travels to and from the city centre, there are also excellent road links out to the M5 and A-road intersection and coastal routes.

THE ACCOMMODATION COMPRISES: Tiled entrance porch with patterned glass UPVC entrance door giving access to:

ENTRANCE HALLWAY: With stairs rising to the first floor ; attractive wood flooring; radiator; ceiling smoke detector; coved and textured ceiling; attractive glazed door opening to:

LIVING ROOM: 18' 7" including depth of bay window x 11' 1" (5.66m x 3.38m) 18' 7" x 11' 1" (5.66m x 3.38m) A spacious reception room with double glazed bay window to the front aspect; two further feature arched double glazed widows to the side; gas coal effect fire set in marble hearth and surround with wood surround and mantelpiece; coved and textured ceiling; wood flooring; arch opening to:

DINING AREA: 9' 1" x 8' 5" (2.77m x 2.57m) Wood flooring; coved and textured ceiling; radiator; multi paned double door gives access to the:

PLAYROOM/SITTING ROOM: 12' x 10' 2" (3.66m x 3.1m) A spacious additional room with double glazed window to the rear aspect and double glazed double doors opening to the gardens; wood flooring; textured ceiling; wall mounted central heating thermostat control; connecting multi paned doors from both this room and the dining room open to the:

KITCHEN/BREAKFAST ROOM: 18' 1" x 12' 5" (5.51m x 3.78m) reducing in the breakfast area to 8' 6" (2.59m) A superb feature of the property fitted with a range of modern units comprising of a one and a half bowl sink unit and drainer with mixer tap set into roll edge work surface with cupboards and drawers under; further roll edge work surfaces with additional base units and drawers beneath; matching range of wall units at eye-level with under lighting; fitted breakfast bar with space for stools under; feature Range style cooker with five ring gas hob over and stainless steel extractor canopy; space for dishwasher; further appliance space; part tiled walls; rear aspect double glazed window and obscure double glazed door leading outside. Multi paned door gives access to:

UTILITY ROOM: 11' 9" (3.58m) increasing to 13' 7" (4.14) into recess x 6' 0" (1.83m) A useful additional space with a one and a half bowl sink unit and drainer set into roll edge work surface with double cupboard and space and plumbing for washing machine under; further roll edge work surface with fitted storage cupboards under; wall units at eye-level; under stair storage cupboard; wall mounted boiler serving domestic hot water and central heating; part tiled walls; ceiling spotlights and ceiling smoke detector; door opening to:

GROUND FLOOR CLOAKROOM/WC: 5' 11" x 4' 10" (1.8m x 1.47m) A modern white suite comprising of a wash basin with mixer tap and tiled splash back; low level WC; radiator; patterned glass double glazed window.

From the utility room by-fold glazed doors open to the:

FAMILY ROOM: 6' 2" x 8' 3" (1.88m x 2.51m) (Formerly the garage space) with double glazed window to the front aspect; feature wood flooring; ceiling spotlights; radiator; connecting glazed door to the entrance hallway.

FIRST FLOOR LANDING: With access to the loft storage space; ceiling smoke detector; radiator; textured ceiling; panelled wood doors opening to:

MASTER BEDROOM ONE: 11' 3" x 11' (3.43m x 3.35m) To the wardrobe front A spacious double bedroom with double glazed window to the front aspect; radiator; range of modern fitted wardrobes with hanging rails and shelving; textured ceiling; door opening to:

EN-SUITE SHOWER ROOM/WC: 7' 7" x 5' 4" (2.31m x 1.63m) Fitted with a contemporary suite comprising of a pedestal wash basin with mixer tap; close coupled WC; tiled shower cubicle; part tiled walls; electric shaver socket; ceiling extractor fan; ceiling spotlights; ladder style heated towel rail; obscure double glazed window.

BEDROOM TWO: 22' 7" x 8' 4" (6.88m x 2.54m) Narrowing in one area to 7' 1" (2.16m) A lovely large double room with dual aspect double glazed windows; fitted double wardrobe with hanging rail and shelving; radiator.

BEDROOM THREE: 11' 2" x 8' 8" (3.4m x 2.64m) Another spacious double room with double glazed window to the front aspect; radiator; textured ceiling; fitted double wardrobe.

BEDROOM FOUR: 12' 8" x 8' 3" (3.86m x 2.51m) Maximum. Rear aspect double glazed window; radiator; textured ceiling; door opening to:

EN-SUITE SHOWER ROOM/WC: 6' 4" x 4' 9" (1.93m x 1.45m) Comprising of a wash basin with tiled splash back; close coupled WC; tiled shower cubicle; ladder style heated towel rail; ceiling extractor fan; ceiling spotlights.

BEDROOM FIVE: 11' 11" x 6' 10" (3.63m x 2.08m) Rear aspect double glazed window; radiator; textured ceiling.

BATHROOM/WC: 9' 6" x 6' 3" (2.9m x 1.91m) Maximum. A modern white suite comprising of a pedestal wash basin with mixer tap and tiled splash back; close coupled WC; 'P' shaped bath with mixer tap shower attachment; part tiled walls; ladder style heated towel rail; airing cupboard with slatted shelving; obscure double glazed window.

OUTSIDE: The property is approached via a part tarmac and brick paved driveway providing ample off-road parking, a path leads to the entrance porch with outside courtesy light. There are gates and paths to either side of the house giving access to the rear garden which is of particularly good size, on one side there is a lawned area with sun patio and raised flower and shrub beds. To the rear of the house there is a large expanse of patio with two storage sheds, outside water tap, power point and outside courtesy lighting.

DIRECTIONS: From our office in Southernhay West proceed into Southernhay East, then take the first left into Barnfield Road. Turn right onto Western Way at the next roundabout take the third exit onto Blackboy Road and go across the junction into Pinhoe Road. Follow all the way into Pinhoe passing the new Pinhoe Pub and the Heart of Oak Inn, at the mini roundabout turn right onto Station Road and just before the level crossing turn left into Causey Lane and follow to the bottom of the road then turn left into Pinn Valley Road and the property can be found at the end of the cul-de-sac.