



## Station Road, Pinhoe, EX1 3SD

A beautifully maintained detached three bedroom house. The house benefits from a light and spacious sitting room, kitchen/dining room, downstairs cloakroom and lean to. Three bedrooms and family bathroom upstairs. Outside, a fully enclosed rear garden, garage with power and driveway parking for two cars.

**Winkworth**

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Double glazed stable door leading into the hallway with utility cupboard with light, perfect for coats and shoes. The whole ground floor is fitted with engineered oak flooring with insulation underneath. Part glass panel doors leading to the sitting room, kitchen/dining room and downstairs cloakroom.

The dual aspect sitting room has newly fitted engineered oak flooring with insulation underneath, working fireplace and large sliding doors onto the rear garden.

The kitchen/dining room has a selection of white gloss wall and base units, sink with mixer tap, integrated fridge/freezer, dishwasher, microwave and electric oven. Gas hob with extractor hood over, stainless steel splashback and UPVC door through to the lean to.

The lean to has electrics and light with doors at both ends leading to both front and rear aspects of the property.

Through the hallway to the downstairs cloakroom with low level W/C, wash hand basin and boiler.

Stairs rising to the first floor...

Landing with window to the front, and storage cupboard with slatted shelves.

Bedroom one is a good sized double with double aspect windows to both the front and rear gardens.

Bedroom two is a further double bedroom with window looking over the rear garden.

Bedroom three is a perfect size for a single/bunkbed bedroom or office with window to the rear aspect.

The family bathroom with low level WC is fully tiled, with bath with shower over, stainless steel towel rail and wash hand basin.

Outside...

The front garden has well established shrubs and flowerbeds, with a pathway leading to the front door. Driveway with parking for two cars and access to the garage with power and sockets.

The rear garden is fully enclosed with side access to the front of the property and garage. Large patio area, lawn, flower beds with a variety of well-established plants/trees including Wisteria, Honeysuckle and a large apple tree.



## At a Glance:

Detached Family Home  
Three Bedrooms  
Garage With Power  
Off-Street Parking  
Fully Enclosed Garden  
Short Walk To Pinhoe Train Station  
Good Condition Throughout

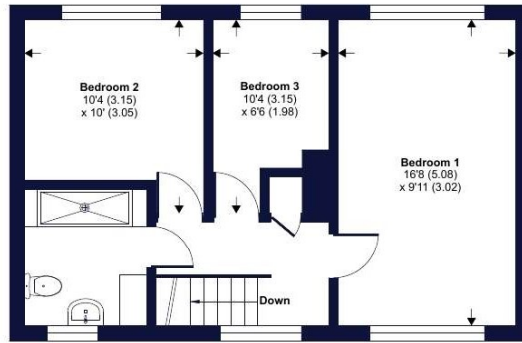
## PROPERTY INFORMATION:

Freehold  
Council tax Band: D  
Mains electric, gas, water and drainage.

# Station Road, Pinhoe, Exeter, EX1

Approximate Area = 1022 sq ft / 94.9 sq m (includes garage & excludes lean to)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 990461



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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