



PYNES WATER HOUSE, UPTON PYNE, EXETER, EX5 5EQ



This three bedroom red brick 1920's detached home comes to the market for the first time. The home offers three bedrooms and two reception rooms, with kitchen, family bathroom and various out builds. Set in enclosed well maintained gardens. As the vendors sole agents and following the clients instructions, given the location of the property, it is advised to do a drive-by first before arranging an internal inspection.

At a glance...

- Three Bedroom Detached
- Kitchen & Utility Room
- Living Room & Dining Room
- Family Bathroom & Cloakroom
- Enclosed Gardens Surrounding The Property.
- Garage & Ample Additional Storage
- Good Order Throughout
- Ample Parking

Services...

- Oiled Fired Heating, Private Drainage
 - Mains Water & Electricity
 - Council Tax Band E
 - East Devon Council
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Pynes Water House is a 1920s red brick detached home. Located approximately 3 miles from the centre of the cathedral city of Exeter and approximately 5 miles from the smaller Devon town of Crediton. The property comes to the market for the first time in its history.

The Property

This 1920s red brick detached home is offered for the first time to the market and is offered for sale in good condition throughout. On the ground floor, the accommodation comprises of Kitchen with a solid fuel ray burn. The living room has an decorative fireplace with views over the garden and fields beyond. The property also offers a separate dining room, again with open fireplace and views over the open fields to the side. Additionally, there is a utility room and cloakroom. This completes the accommodation downstairs. On the first floor is the landing with access to all three bedrooms and the family bathroom. There are two double bedrooms and one single. The two double bedrooms have views over the garden and fields beyond, which lead down to the Rivers Exe and Creedy. Outside.

The well-maintained gardens surround the house on all sides and are fully enclosed. In addition, to the mature gardens is an outbuilding and a single garage, which can also double up as a workshop. Both have power points and lighting. In addition to the garage, is a good-sized covered area, great as wood store or ideal for garden machinery etc. There are a couple of timber sheds and shipping container, would could be used as an additional workshop. The property offers ample parking. Nearby is a public footpath for access to the River Exe, which is sometimes used by local fishermen.

Location:

The property is located close to the centre of the village of Upton Pyne. Nearby are the villages of Newton St. Cyres and Bramford Speke, here you will find the popular pub/restaurant, The Agricultural Inn. The Cathedral city of Exeter is approximately 3 miles away. Exeter offers an extensive range of shops, restaurants and many places of interest. The city also offers an excellent NHS hospital and well-respected University. Major road and rail links are also accessible, along with an international airport. The city is also nestled nicely between two great coastlines and accessible to Devon's Two national parks, Dartmoor, and Exmoor.

As the vendors sole agents and under instruction by the clients, given the location of this property and its proximity to the South West drinking water plant, we are advising persons to do a drive by viewing first, before arranging and internal viewing.



Pynes Water House, Upton Pyne, Exeter, EX5

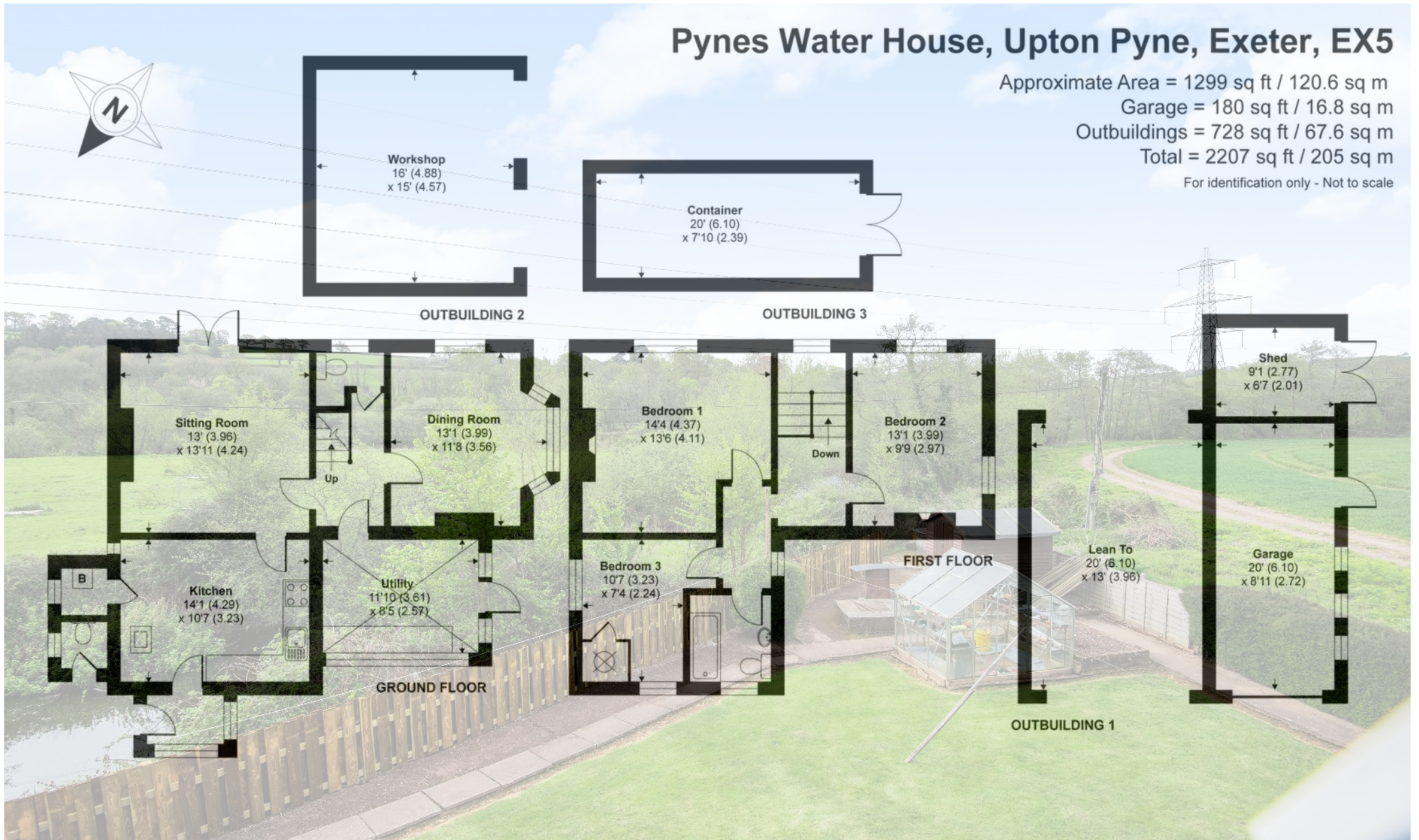
Approximate Area = 1299 sq ft / 120.6 sq m

Garage = 180 sq ft / 16.8 sq m

Outbuildings = 728 sq ft / 67.6 sq m

Total = 2207 sq ft / 205 sq m

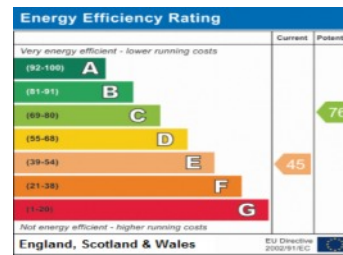
For identification only - Not to scale



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See things differently.