



Pulling Road, Exeter, EX4 8PA

Guide price: £335,000

A well-presented bungalow located in the heart of the residential area of Pinhoe. The property benefits from two double bedrooms, a large reception room, modern kitchen and bathroom, south facing garden and garage.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description:

The property:

Sitting/dining room: This bright and spacious room is well presented. Carpet flooring, floor to ceiling windows leading into the conservatory, modern fitted wood-burner and radiator.

Kitchen: The modern kitchen comprises of a mixture of wall and base storage units with roll top granite work surfaces and splashbacks. Fitted appliances include a four ring gas hob, fan oven, fridge/freezer, extractor fan, sink/drain, dishwasher and washing machine. Tile flooring and window overlooking the rear aspect.

Conservatory: This is a modern and well-constructed conservatory with fitted blinds and multiple radiators allowing for realistic use all year around as an extra reception room. Wood effect vinyl flooring and double French doors leading into the private rear garden.

Bedroom one: A large double bedroom. Carpet flooring, radiator, large fitted wardrobe and picture window with fitted shutters overlooking the front aspect.

Bedroom two: A further double bedroom. Carpet flooring, radiator and picture window overlooking the front aspect.

Bathroom: Comprising of a bath with stand over shower, shower screen, W/C and wash basin. Tile flooring and frosted window.

Outside:

The south facing private rear garden wraps around the property. The garden comprises of a raised decking area and two large gravel sections along with a mixture of mature plants and shrubs. This along with the orientation provide a sunny garden which you will want to spend time in all year around.

A large driveway is located in front of the garage, which has an electrical, water and drainage supply.

Location:

Pulling road is located just off Harrington lane in the heart of the residential area of Pinhoe. The area benefits from excellent transport links including regular buses and Pinhoe train station which is on the London Waterloo line. Pinhoe also has many local parks, shops, pubs, supermarkets and a doctors surgery.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.



At a glance....

- Two double bedrooms.
- Semi-detached bungalow.
- Well-presented throughout.
- Large open plan living area.
- Modern conservatory.
- Garage.
- Off-road parking.
- South facing garden.

PROPERTY INFORMATION:

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

Internet: Standard broadband is available (checked on openreach) with ADSL copper broadband.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

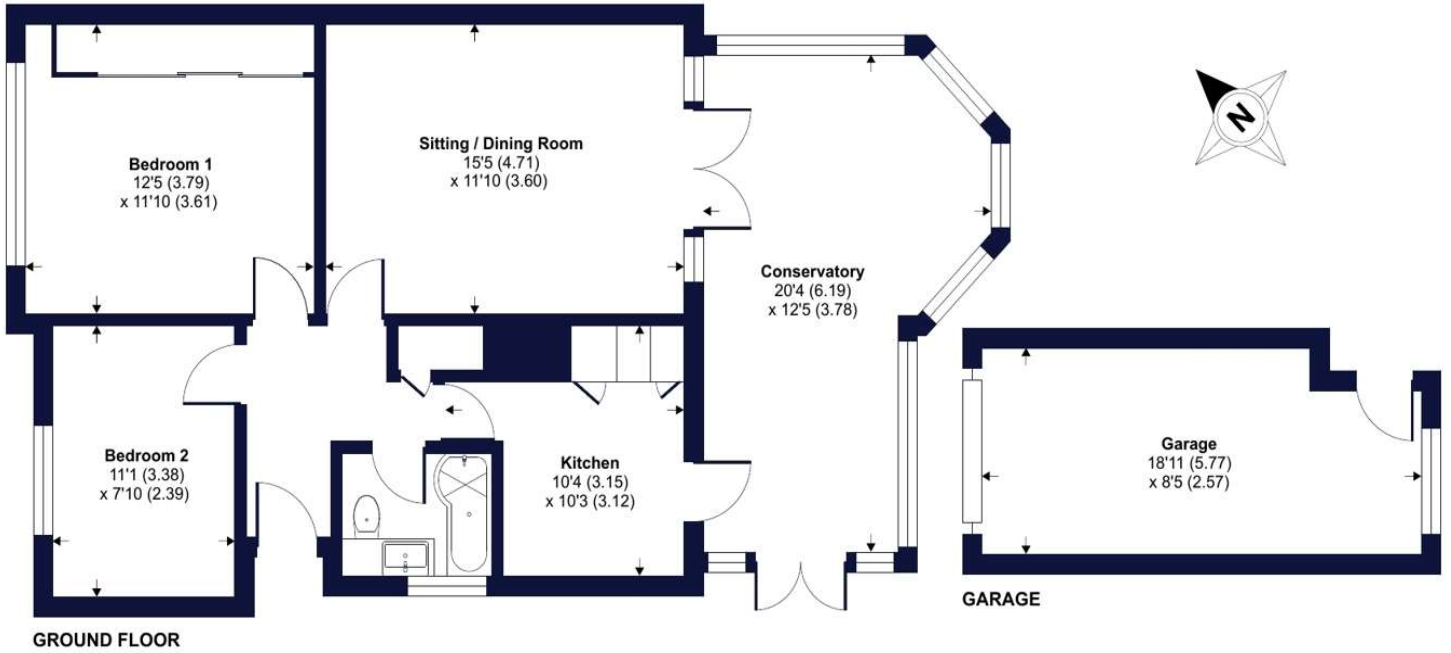
Pulling Road, Exeter, Devon, EX4

Approximate Area = 845 sq ft / 78.5 sq m

Garage = 151 sq ft / 14 sq m

Total = 996 sq ft / 92.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1129301

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	86
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & 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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk