



£325,000 FREEHOLD



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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37 Venny Bridge, Pinhoe, Exeter, Devon, EX4 8JX

A spacious and much improved 4 bedroom bay fronted end terrace house with living room, dining room, kitchen, conservatory, 3 first floor bedroom and bathroom, second floor bedroom and shower room. The property has a larger than average garden and parking for two vehicles at the rear. Viewing highly advised.



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Accommodation Comprising:

Obscured PVCu double glazed front door into:

Entrance Hall

Gas central heating radiator, stairs to first floor landing, wood flooring, small paned wooden door to:

Bay Fronted Living Room

3.6m x 3.77m (plus bay) (11'9" x 12'4" (plus bay))

PVCu double glazed bay window overlooking the front garden, further PVCu double glazed window to side aspect, wooden flooring, feature fireplaces recess with wooden mantel, small paned wooden doors to:



Dining Room

3.03m x 4.54m (9'11" x 14'10")

Wooden flooring, built-in storage cupboards, under stairs storage cupboard, archway to kitchen and window overlooking the rear, fireplace with wooden mantel with flame effect gas fire inset.



Kitchen

2.54m x 2.68m (8'3" x 8'9")

PVCu double glazed window to rear, wooden window and door to conservatory, a range of base cupboards, drawers and eye level units, roll edge work surface with stainless steel effect upstand, corner double bowl sink unit with drainer, gas cooker point, extractor hood, spotlighting, space and plumbing for washing machine and dishwasher, large storage cupboards.

Conservatory

2.77m x 2.41m (9'1" x 7'10")

Pitch polycarbonate roof, PVCu double glazed windows to side and rear, sliding PVCu double glazed patio doors, radiator, power and lighting.

First Floor Landing

Stairs to second floor, doors to:

Bathroom

2.7m x 1.61m (8'10" x 5'3")

Obscured PVCu double glazed window to front, shower bath with glazed shower screen and Mira shower, tiled surround, heated towel rail, close couple WC, wash hand basin with cupboard space below.



Bedroom 2

3.76m x 2.82m (12'4" x 9'3")

PVCu double glazed window to front, gas central heating radiator, further PVCu double glazed window to side and built-in storage cupboards.



Bedroom 3

2.8m x 3.04m (9'2" x 9'11")

PVCu double glazed window to rear, built-in storage cupboard with shelving and lagged hot water cylinder, gas central heating radiator.

Bedroom 4

2.7m x 2.54m (8'10" x 8'3")

PVCu double glazed window to rear overlooking the rear garden, gas central heating radiator, recess cupboard with shelving.

Second Floor Landing

Shower Room

2.49m x .98m (8'2" x .321'6")

Obscured PVCu double glazed window to rear aspect, shower cubicle with folding glazed shower screen and Mira shower, tiled surrounds, pedestal wash hand basin, close coupled WC, spotlighting.

Main Bedroom

4.76m (from restricted headroom) x 4.1m narrowing (15'7" (from restricted headroom) x 13'5" narrowing)

PVCu double glazed window to rear, Velux window to front, spotlighting, wood flooring, built-in storage cupboard and eaves storage.



Outside

The front of the property is approached by a pathway which leads to the front door. There is a mature palm tree and lawned front garden with plants and shrubs. A gate provides side access and leads to:

Rear Garden

The rear garden has a good sized paved patio and well maintained level lawn, mature apple tree, curved corner plot garden which has wooden fencing, further patio area and wooden garden shed which has power. There is also a parking bay with space for 2 vehicles at the rear of the property.



Council Tax

Band C.

Directions

From Dormans office in Pinhoe, proceed along Main Road and at the traffic lights turn right. Take the next right into Venny Bridge and the property can be found on the left hand side.

Area - Pinhoe

Pinhoe is on the North Eastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Pinhoe benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.