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Wyncote, 10 Orchard Close, Exeter EX1 3SN

*GUIDE PRICE £280,000+



A four bedroom detached house requiring modernisation and scope for further extension set in the highly sought after Pinhoe village.

DESCRIPTION

A handsome four bedroom detached house situated on the fringes of the highly sought after Pinhoe village. The property benefits from an integral car port with utility area off and on drive parking, front and rear enclosed gardens, offering the clear potential for further upwards extension subject to any requisite consents. The property is likely to appeal to builder/develops as a modest post works onwards resale project, along with those looking to create an enviable family home in this well established residential area.

LOCATION

Pinhoe village offers a selection of shops, restaurants, public houses and schools, situated on the northern side of the cathedral city of Exeter with excellent public transport links to the vibrant city centre, hospitals and university. The area is extremely popular with commuters having excellent access to mainline railway stations, Exeter airport and the M5/A30/A38 road networks.

ACCOMMODATION

Ground Floor Storm porch, entrance hall, sitting room, dining room with French doors to the rear garden, kitchen, WC and utility area.

First Floor Landing, four bedrooms and bathroom.

Outside Enclosed front and rear gardens being mainly laid to lawn, with patio seating area, potting shed, garage/carport and additional on drive parking.

EPC

Energy Efficiency Rating – TBC

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

NOTE

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