



Tenure

Freehold

Council Tax Band

B

EPC

B

Viewing Arrangements

Strictly by Appointment with Rosewood Property

6 Northernhay Place

Exeter

Devon

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer:

Star Estate Agents have not tested any apparatus, equipment, fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent report from relevant professionals such as surveyor or solicitor. Star Estate Agents advise buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see the Property Misdescriptions Act
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19 Quarry Heights, Pinhoe, Exeter EX4 8RH

Asking Price £285,000

Beautifully presented two-bedroom home situated in Pinhoe, Exeter. This modern property, is only three years old, with 7 years remaining of the NHBC Warranty, offering peace of mind for new owners.

Inside, you'll find a spacious and well-maintained interior, featuring generous cupboard space throughout, ideal for keeping your home organized and clutter-free. The living areas are bright and welcoming, with contemporary finishes that make the most of the natural light. The property comes with parking to front of the property on a driveway.

- LARGE REAR GARDEN
- MODERN END - TERRACE
- 2 DOUBLE BEDROOMS
- TWO PARKING SPACES
- FANTASTIC LOCATION
- BUILT 2021
- EPC - B
- GAS CENTRAL HEATING



Property Description

SUMMARY Beautifully presented two-bedroom end-terrace property built by Linden Homes in 2021 with South Facing Rear Garden, tucked away on the popular Harrington Park Development in Pinhoe, Exeter.

Located close to local amenities, Pinhoe Primary School, shops, supermarkets and easy access to major A30/M5 commuter links with the Bus Stop situated to the front of the development and nearby Pinhoe Train station is within walking distance.

This property comprises of a light and airy living room, a separate fitted kitchen/dining room, plus a downstairs cloakroom. On the first floor are two spacious well-presented double bedrooms and a modern family bathroom.

This property also benefits from a driveway to the front, and a well maintained and enclosed garden to the rear with rear gate for access with Shed and Decked Veranda.

FRONT & PARKING Parking space/driveway situated to the front of the property with mature planted bushes to flower beds. Outside Light & Door Bell to Double Glazed GRP Front Door.

KITCHEN/DINER 15' 10" x 6' 11" (4.84m x 2.12m) Modern and bright with selection of wall and base units. Space for Washing Machine, and Fridge/Freezer with built in single oven, gas hob and extractor. UPVC Double Glazed Full height Window and radiator.

WC with White Sanitaryware, Radiator and Extractor fan.

LOUNGE 13' 8" x 11' 9" (4.19m x 3.60m) with UPVC double glazed window and French doors out onto the Decked Veranda and Garden. Radiator and wall sockets for Fiber, TV aerial & Sky (dish is required).

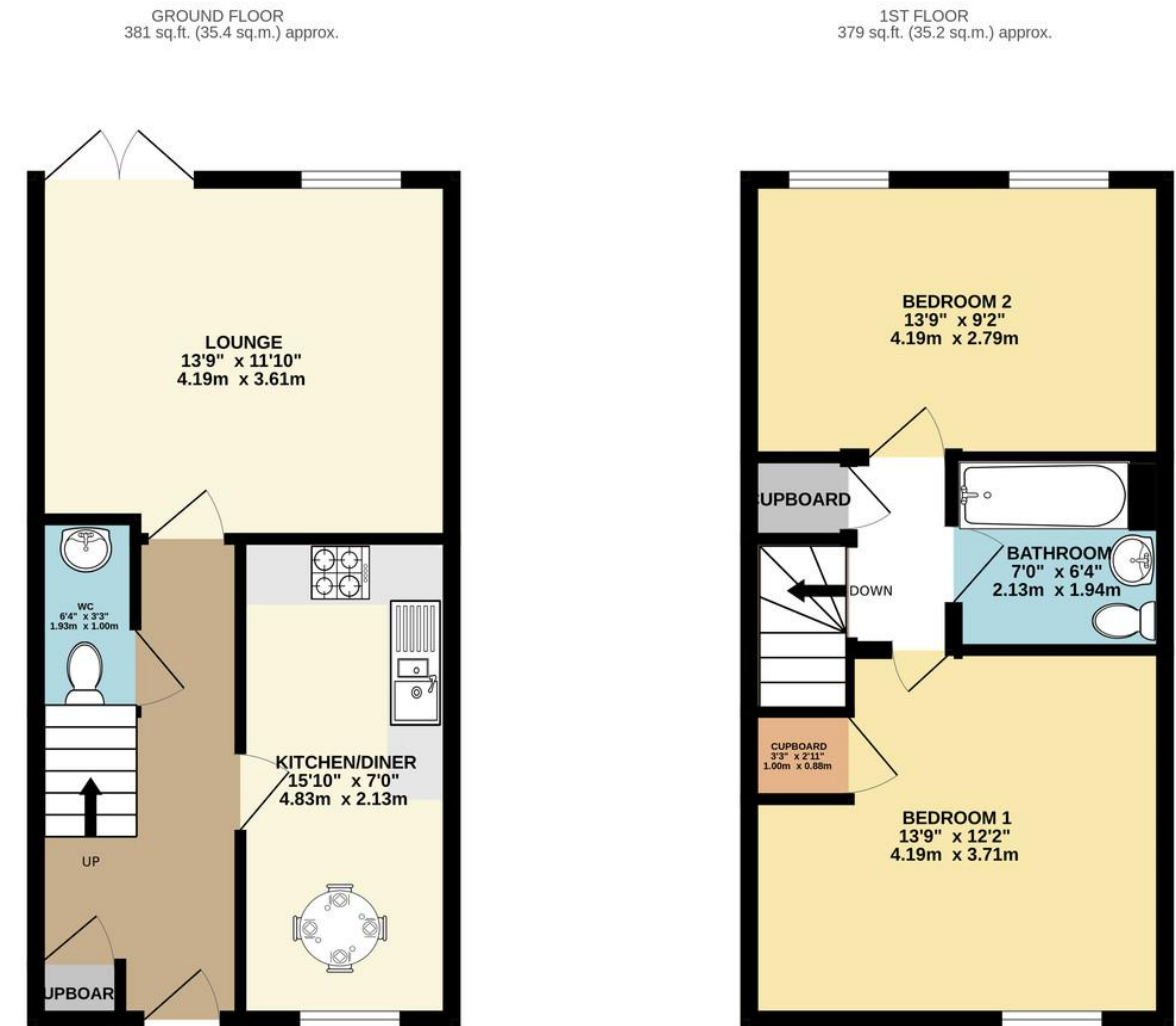
BEDROOM 1 13' 8" x 11' 8" (4.19m x 3.58m) with Full length UPVC Double Glazed window & Radiator. Contains built in Cupboard.

BATHROOM 6' 5" x 6' 3" (1.97m x 1.93m) with upgraded tiles, half tiled to basin and towel radiator walls, full height to Shower over bath, white Sanitaryware, shower over bath, radiator and Extractor fan.

BEDROOM 2 13' 8" x 9' 2" (4.19m x 2.80m) with two UPVC Double glazed windows over looking rear garden, with radiator.

REAR GARDEN Large Rear Garden with Decked Veranda with Lower Lawned area. Leading to Lower Patio area with Shed and Rear Gate Access. With outside tap and outside light.

To book an appointment please contact Joanne Johns at Rosewood Property.



TWO BED END-TERRACE
TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.
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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