

## 13 Thursby Walk, Pinhoe, Exeter, EX4 8FD



An immaculately presented four-bedroom terraced home arranged over three floors, situated in the popular residential area of Thursby Walk, Exeter. Maintained to an excellent standard throughout, this spacious property offers modern, flexible living ideal for families or professionals. The ground floor comprises a welcoming lounge, a well-appointed kitchen, utility room, and a convenient cloakroom, providing practical and well-designed living space for everyday use. Across the upper floors, the property offers four generously sized bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom. The layout is ideal for growing families, home working, or guest accommodation. To the rear, there is a pleasant and well-maintained garden, perfect for outdoor dining and relaxation. The property further benefits from off-road parking, adding to its convenience.

**Offers in the Region of £320,000   Freehold   DCX02930**

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## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part frosted front door, with door to kitchen, stairs to first floor landing, tiled flooring and a radiator.

### Kitchen/Breakfast Room 16' 0" x 9' 4" (4.886m x 2.850m)

Front aspect UPVC double glazed window, recently fitted range of eye and base level units with stainless steel sink and mix tap and single drainer, roll-edge work surfaces, oven and hob with extractor fan above, part-tiled walls, integrated dishwasher, microwave, fridge and freezer, tiled flooring, seating area, door to the cloakroom, lounge and utility room. Also with oven and hob with extractor fan above.



### Utility room 5' 10" x 4' 1" (1.785m x 1.257m)

Roll-edge work surface, plumbing for washing machine, wall-mounted unit, tiled flooring and part-tiled walls.

### Cloakroom

Low-level WC, wash hand basin with storage below, part-tiled walls, extractor fan and radiator.

### Lounge 11' 0" x 12' 11" (3.355m x 3.945m)

Rear aspect UPVC double glazed windows with view of the rear garden and UPVC double glazed French doors leading out to the decked area, electric feature fireplace, television point, coved ceiling, and radiator.



### First Floor Landing

With doors to Bedroom One, Bedroom Four, Bathroom, turning staircase to the second floor, and radiator.

### Bedroom One 13' 0" x 12' 6" (3.952m x 3.798m)

Rear aspect UPVC double glazed window with view of the rear garden, coved ceiling and radiator.



**Bedroom Four 11' 2" x 3' 11" (3.405m x 1.193m)**  
Front aspect UPVC double glazed window and radiator.



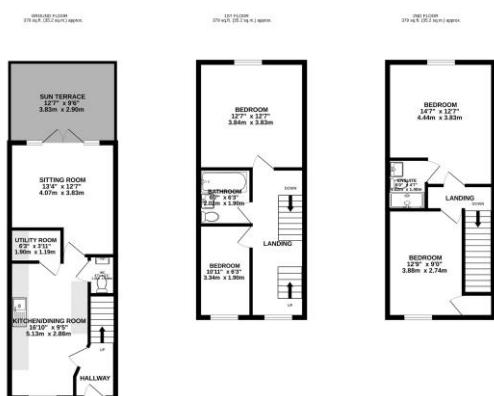
#### Bathroom

Recently fitted modern white suite comprising panel enclosed bath with mix tap and rainwater shower above, low level WC, and wash hand basin with mix tap and storage below. Tiled flooring, part-tiled walls, extractor fan, coved ceiling and radiator.



#### Second floor landing

With doors to Bedroom Two and Bedroom Three, and access to loft void above.



**Bedroom Two 15' 5" x 13' 0" (4.706m x 3.951m)**  
Rear aspect UPVC double glazed window with view of the rear garden, coved ceiling, radiator, and door through to ensuite shower room.



#### En-suite Shower Room

Three-piece white suite comprising walk-in shower cubicle with rain water shower, low level WC, wash hand basin with mix tap and storage below, part-tiled walls, extractor fan, coved ceiling and radiator.



#### Bedroom Three 11' 9" x 9' 4" (3.590m x 2.852m)

Front aspect UPVC double glazed window, airing cupboard with water tank and shelving, and radiator.



## Rear Garden

Private enclosed rear garden, enclosed by range of panel fencing, with raised decked area, steps down to the lawn, with paved pathway to the further decked area, ideal for alfresco dining. Also with wooden shed and gated side access. Off-road parking for one vehicle.



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Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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