



THE RISINGS, EXETER, EX4 9HH



The Risings, Exeter

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Situated on the northern outskirts of Exeter this former home for young people with additional needs offers tremendous potential to make a stunning family home with four double bedrooms, six bathrooms, three receptions and double garage with office.

At a glance

- Large Detached House
- Flexible Accommodation
- Private Garden
- Four bedrooms
- Six Bathrooms
- Edge of City Location
- Double Garage with Office Above
- Short Distance to Schools
- Study
- Large Driveway
- Easy Reach of the M5 Motorway & A30
- EPC: C

Location

Pinhoe is residential area found at the north-eastern corner of Exeter, having been incorporated into the city in 1966. It benefits from multiple convenience stores and supermarkets, takeaway restaurants, free houses, and excellent public transport links.

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.

What I love most
about my
Home
is who i share it with...





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Porch:
A front door opens into a glass fronted porch, inner door into hallway with doors to sitting room and kitchen.

Sitting Room:
Large sitting room with triple aspect windows with sliding doors into conservatory.

Conservatory:
A sturdy conservatory made up of cavity wall foundations and wood effect UPVC frames with large windows and patio doors leading directly into the rear garden.

Kitchen:
The kitchen is contemporary design with a range of wall and base units. Stainless steel sink with mixer tap, additional small stainless steel sink. Beko range cooker with large extractor above. Room for a fridge freezer.

Dining Room:
Large dining room with double aspect windows.

Downstairs Bathroom:
Bathroom with low level WC, panelled bath with lift, mains shower over, basin and corner cupboard.

Study:
Window with views over the front, French doors out.

Snug/Utility Room:
With downstairs shower room.

Bedroom One:
Double aspect with bathroom en-suite - panelled bath, separate shower, low level WC, basin with storage cupboard.

Bedroom Three:
Window to rear of property, en-suite shower room with shower, low level WC and basin

Bedroom Four:
Window to rear of property, en-suite shower room with shower, low level WC and basin

Bedroom Two:
Double aspect windows with ensuite shower room with shower, low level WC, and basin. Window to rear of property, en-suite shower room with shower, low level WC and basin.

Outside:
To the front of the property is a large gravel driveway with parking for several cars, double garage with power, office/family room above. To the rear is a large patio area, steps up to the garden which is mostly laid to lawn, fully enclosed with garden shed.

Council tax band: F



Park Lane, Exeter, EX4

Approximate Area = 2792 sq ft / 259 sq m (includes garage & excludes void)

Outbuilding = 248 sq ft / 23 sq m

Total = 3040 sq ft / 282 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). © n̄checom 2022. Produced for Winkworth. REF: 890186





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	