

80a Pinhoe Road, Mount Pleasant, Exeter, EX4 7HL



Situated in a prime location within easy access of the city centre, local amenities and Exeter University, this is a spacious one bedroom ground floor apartment with a private garden and accommodation comprising lounge, kitchen/dining room, double bedroom and bathroom. Gas central heating and double glazing throughout. The property could be used as a two bedroom investment apartment due to the size of the kitchen/dining room.

Offers in the Region Of £185,000 Leasehold DCX02176

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via solid wood front door with doors to the lounge, bedroom, kitchen/dining room and bathroom. Wood effect laminate flooring. Radiator.

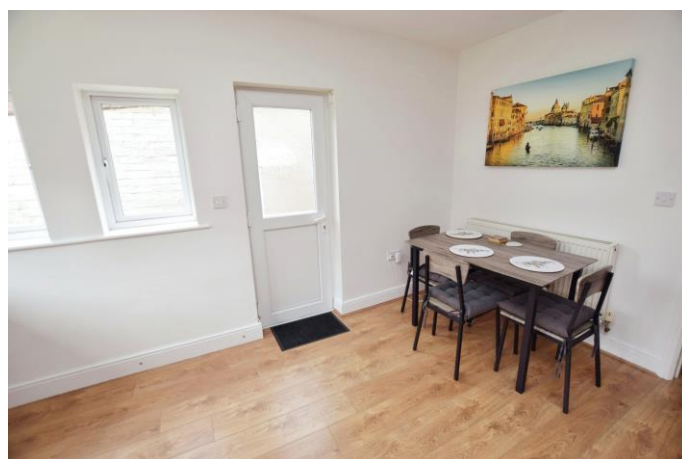
Lounge 14' 4" x 12' 4" (4.38m x 3.76m)

Front aspect uPVC double glazed bay window with shutters. Shelving. Wood effect laminate flooring. Television point. Telephone point. Radiator.



Kitchen/Dining Room 14' 8" x 10' 4" (4.48m x 3.16m)

Dual aspect uPVC double glazed windows with view over the rear garden. Fitted range of base and eye level units with roll edge work surfaces and part tiled walls. One and a half bowl stainless steel sink with mixer tap and drainer. Gas cooker point. Plumbing for washing machine. Further appliance space. Wall mounted gas boiler. Seating area. Radiator. uPVC part frosted double glazed door leads to the rear garden.



Bedroom One 12' 6" x 9' 7" (3.81m x 2.93m)

Rear aspect frosted uPVC french doors leading out to the rear garden. Wood effect laminate flooring. Radiator.



Bathroom

Side aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Shaver point. Radiator.



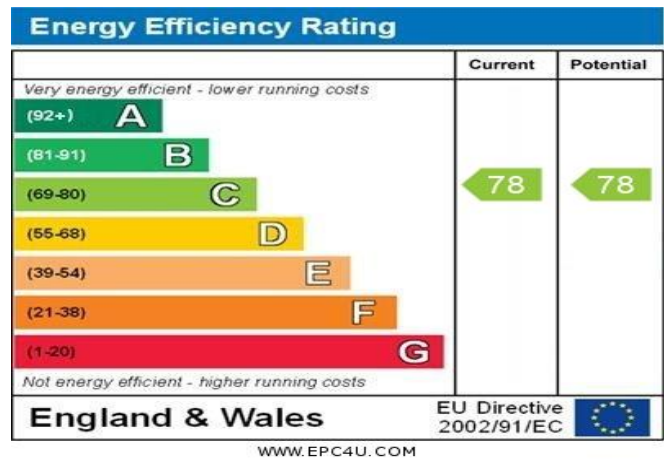
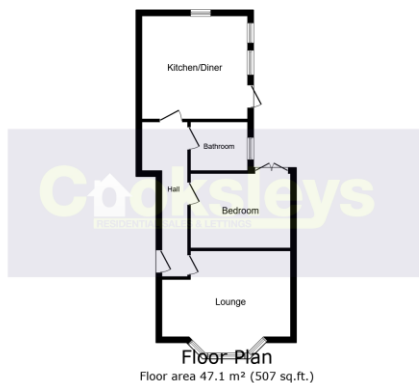
Rear Garden

Private enclosed rear garden mainly laid to lawn with shingle seating area and rear access via a wooden gate.



Lease information

999 years from 2007 Share of freehold No service charge. Insurance £175 per annum per flat.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

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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Cookslays are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

TOTAL: 47.1 m² (507 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

