

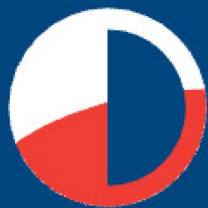
£795 PCM



9 Old Park Avenue, Pinhoe, Exeter, Devon, EX1 3WD

A fantastic opportunity to let this top floor apartment in a popular development on the outskirts of Exeter. The accommodation comprises; A light and spacious living/dining room, modern kitchen, two double bedrooms, master with en-suite shower room and a family bathroom. It also benefits from gas central heating and PVCu double glazing and has an allocated parking space. The property is close to Pinhoe train station which is on the central line into London and there are lots of amenities close by. Available immediately. No pets allowed.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Accommodation Comprising

Communal entrance with stairs rising to the second floor. Private front door into:

Entrance Hall

Gas central heating radiator, entry phone system, smoke alarm, built-in storage cupboard housing the electricity circuit breaker, hatch to roof space and doors to:

Living/Dining Room

4.57m x 3.56m (15'0" x 11'8")
PVCu double glazed window to the front aspect, gas central heating radiator, telephone and television points.



Kitchen

3m x 1.82m (9'10" x 5'11")
PVCu double glazed window to the rear aspect. The kitchen is fitted with a range of modern white fronted base cupboards, drawers and eye level units. Roll edged work surface with matching upstand. Stainless steel one and a half bowl sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge/ freezer, integral Zanussi electric oven and gas hob with extractor hood over. Cupboard housing the Logic combi boiler serving domestic hot water and central heating.



Bedroom 1

3.83m x 3.36m narrowing to 2.62m (12'6" x 11'0" narrowing to 8'7")
Dual aspect room with PVCu double glazed windows to side and front aspect. Telephone and television points, gas central heating radiator and door to:



En-suite Shower Room

Glazed shower cubicle and Mira sower. Tiled surrounds, pedestal wash hand basin with tiled splashback and mixer tap. Close coupled W.C, extractor fan, gas central heating radiator and electric shaving point.



Bedroom 2

3.1m narrowing to 2.55m x 3.71 maximum (10'2" narrowing to 8'4" x 12'2" maximum)
Dual aspect room with PVCu double glazed windows to the side and rear aspects. Gas central heating radiator.



Bathroom

1.88m x 1.9m (6'2" x 6'2")
Fitted with a white suite comprising panelled bath with tiled surrounds and chrome style mixer tap. Wash hand basin with tiled splashback and mixer tap. Close coupled W.C, gas central heating radiator, extractor fan, obscured PVCu double glazed window to the rear aspect and electric shaver point.



Outside.

There is an allocated parking space and communal refuse store area at the rear.

Directions

From the double mini roundabouts outside Dormans office proceed along the B3181 towards Broadclyst. Take the second left signposted Hawkins Road. Continue along the road and the property can be found above the Barratt Homes sales office on the left hand side.

Area

Pinhoe is on the North Eastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Pinhoe benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.