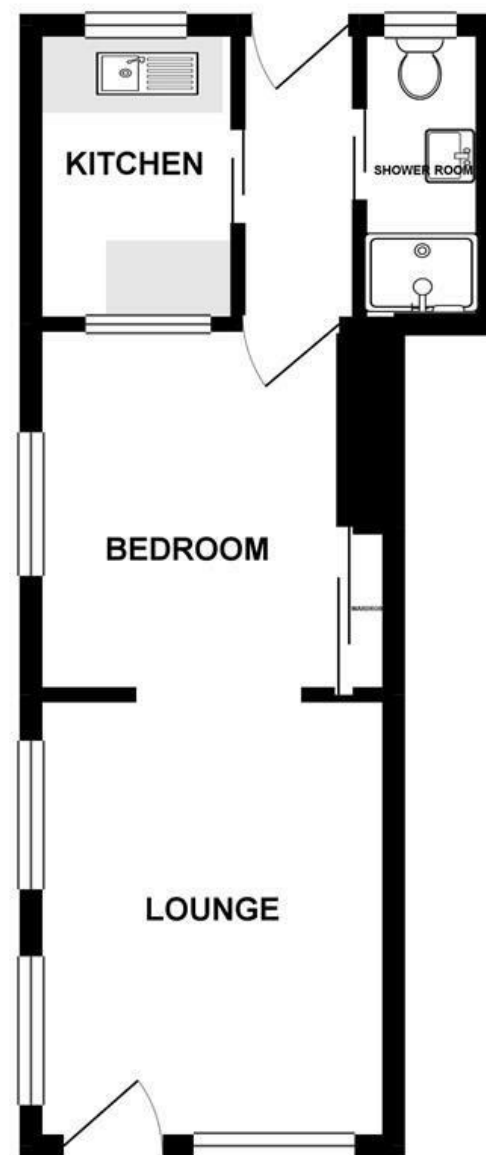
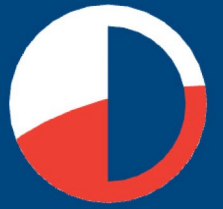


GROUND FLOOR 26.96 sq. m.
(290.22 sq. ft.)



TOTAL FLOOR AREA : 26.96 sq. m. (290.22 sq. ft.) 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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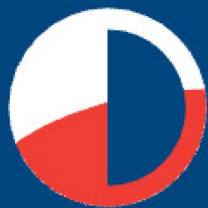


£475 PCM PCM



23a Station Road, Pinhoe, Exeter, Devon, EX1 3SA

A rare opportunity to let this ground floor studio flat with separate kitchen and shower room in the popular residential area of Pinhoe. Located just a stones throw away from local amenities including a Post Office, Doctors Surgery and Train Station the property is ideally situated and would suit an individual occupant. In brief the property comprises an entrance hall, small kitchen with oven and hob, washing machine and counter top fridge, a shower room with electric shower, an open plan living area with designated zones for the bedroom and lounge and a private courtyard garden. The property is currently being redecorated throughout and is available from the first week in June 2019. Sorry no pets, smokers or children.



23a Station Road, Pinhoe, Exeter, Devon, EX1 3SA

£475 PCM PCM

Entrance Hall

2.35 x 0.96 (7'8" x 3'1")
Electric storage heater. Sliding doors to:

Kitchen

2.17 x 1.64 (7'1" x 5'4")
A range of wood effect base and eye level units, stainless steel sink with drainer, hot water heater, washing machine, counter top fridge, double gas oven with hob, window to front aspect.



Shower Room

2.54 x 1.01 (8'3" x 3'3")
Modern three piece shower room with close coupled WC, Pedestal hand basin and shower cubicle with electric shower. Obscured window to the front aspect.



Bedroom Area

2.92 x 2.15 (9'6" x 7'0")
PVCu windows to the side aspect, electric storage heater, built in double wardrobe with sliding doors. Opening into:



Lounge Area

3.55 x 2.84 (11'7" x 9'3")
PVCu windows to the side and rear aspects, television aerial point, electric storage heater, PVCu door to:



Outside

Small private courtyard area enclosed with panelled fencing.



Area - Pinhoe

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.

Directions

From Dormans Office, proceed over the double roundabouts into Station Road and the property can be found approx. half way down on the left hand side.

Lettings Fee Information

No tenant fees

Council Tax Band

A

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