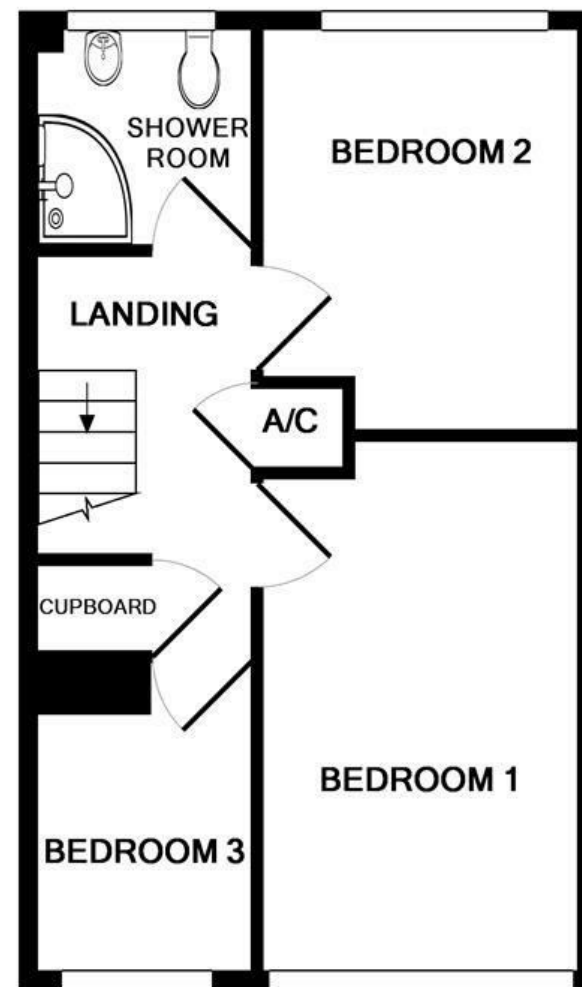


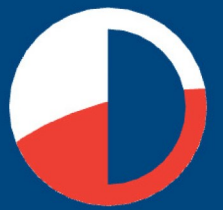
GROUND FLOOR



1ST FLOOR



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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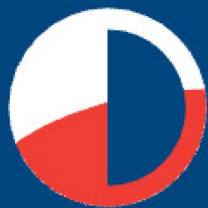


£895 PCM



14 Ash Farm Close, Pinhoe, Exeter, Devon, EX1 3TD

A fantastic opportunity to rent this modern, well presented three bedroom home in the popular residential area of Pinhoe. In brief the accommodation comprises of a spacious living room, modern kitchen/dining room, 2 double bedrooms and a single and a modern shower room. The property has a low maintenance rear garden and off road parking at the front for up to three cars. There is a garage in a block a short distance from the property.
Available from Saturday 5th October 2019. Sorry no pets.



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£895 PCM

Accommodation Comprising:

Obscured PVCu double glazed front door into:

Entrance Hall

Gas central heating radiator, stairs to first floor landing and wooden obscured French doors through to:

Lounge

4.71m x 3.44m (narrowing to 3.20m) (15'5" x 11'3" (narrowing to 10'5"))

PVCu double glazed window to front aspect, gas central heating radiator, television point, under stairs storage cupboard, part glazed double doors through to:



Dining Area

2.67m x 2.03m (8'9" x 6'7")

PVCu double glazed patio doors to the rear aspect, gas central heating radiator and opening through to:



Fitted Kitchen

2.67m x 2.27m (8'9" x 7'5")

PVCu double glazed window to the rear aspect. The kitchen is fitted with a range of modern base cupboards, drawers and eye level units, rolled edge work surface with tiled surrounds, stainless steel single bowl sink unit with mixer tap, electric oven with gas hob and stainless steel extractor hood, space for fridge/freezer, space and plumbing for washing machine.



First Floor Landing

Hatch to roof space which is insulated, storage. Further storage cupboard and doors to :

Bedroom One

4.15m x 2.61m (13'7" x 8'6")

PVCu double glazed window to the front aspect and gas central heating radiator



Bedroom Two

3.21m x 2.61m (10'6" x 8'6")

PVCu double glazed window to the front aspect and gas central heating radiator



Bedroom Three

2.50m x 1.78m (8'2" x 5'10")

PVCu double glazed window to the front aspect and gas central heating radiator

Shower Room

1.79m x 1.77m (5'10" x 5'9")

Fitted with a modern glazed shower screen, Mira shower inset and tiled surrounds, pedestal wash hand basin with tiled surrounds, close coupled W.C. and obscured PVCu double glazed window to rear aspect.



Front Garden

The front of the property is approached via a pathway leading to the front door. There is a pathway leading to the front door and level hard standing providing off road parking.

Rear Garden

At the rear of the property is a low maintenance gravel and patio garden which is enclosed with timber fencing. A gate provides rear access.

Garage

In a block nearby with metal up and over door.

Directions

From the mini roundabout outside Dormans office turn down Langaton Lane. Take the third right into Ash Farm Close where the property will be found on the right hand side.

Council Tax Band

B

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.