



Pinhoe Road, Exeter, EX4 7HS

The property has been let for a number of years as a student let and is sold with the benefit of a contract for the academic year 2023/24 at £26,400.

Winkworth

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Description:

The property has gas-fired central heating, kitchen, sitting room, four double bedrooms, bathroom. Fully enclosed rear garden.

Ground floor: Entrance door to inner lobby, partially glazed door to....

Hallway: Radiator, stairs rising to first floor.

Living Room: Double glazed bay window, overlooking the front aspect, coving and radiator.

Bedroom - Double room with window overlooking the garden at the rear.

Kitchen: Stainless steel single drainer sink unit with mixer tap. A selection of wall and base units. Washing machine, electric cooker, wall mounted boiler supplying the hot water and central heating system. Understairs cupboard housing gas and electric meters. Door giving access onto the rear garden. Window with views over the rear garden, radiator.

First Floor Landing:

Access to the loft area, fully insulated.

Bedroom: Double room with window overlooking the rear aspect. Fitted wardrobes, radiator

Bathroom: Pannelled bath with shower over, pedestal wash hand basin, low level WC, obscure glass to side aspect, radiator.

Stairs up.....

Bedroom: Double room, built in cupboards, views over the rear garden, radiator.

Bedroom: Double bedroom, windows overlooking the front aspect.

Outside:

Rear Garden: Fully enclosed, low maintenance garden, mostly laid to lawn, door giving access onto the service lane.

Contract in place for the 2023/2024 academic year generating an income of £26,400.

Notes:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a Glance....

Four Double Bedrooms

Mid Terrace

Sitting Room

Popular Location

Private Rear Garden

Contract for the Academic Year 2023/2024

PROPERTY INFORMATION:

Freehold

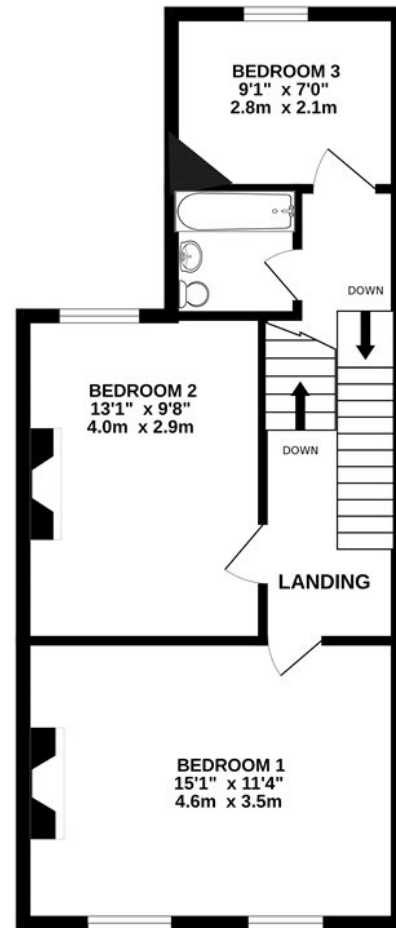
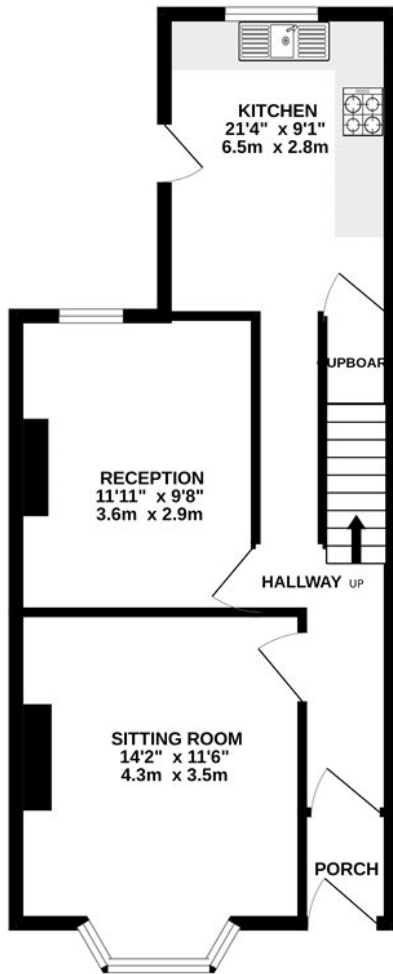
Council Tax Band: C

Mains Electric, Gas, Water and Drainage



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) 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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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