

## 32 Pinhoe Road, Mount Pleasant, Exeter, EX4 7HL



Investment opportunity to purchase a spacious five bedroom bay fronted period HMO situated in a popular Mount Pleasant location. Ideal for investment. Accommodation comprising entrance hall, lounge, large open planned kitchen/dining room, five double bedrooms, bathroom, shower room, cloakroom, enclosed rear garden. No onward chain. EPC rating C.

**Asking Price £395,000   Freehold   DCX02900**

# 32 Pinhoe Road, Mount Pleasant, Exeter, EX4 7HL

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 door with part glazed stained glass inner door. Tiled flooring. Doors to the Lounge, Bedroom One, and open plan Kitchen/Breakfast Room. Stairs to the First Floor Landing. Radiator.

### Lounge 15' 2" x 13' 1" (4.626m x 3.988m)

Front aspect uPVC double glazed bay window. Feature fireplace. Television point. Coved ceiling. Radiator.



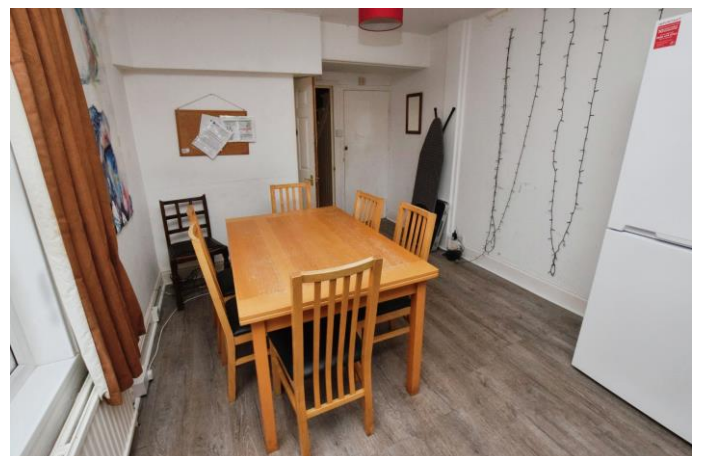
### Bedroom One 13' 2" x 11' 3" (4.011m x 3.434m)

Rear aspect uPVC double glazed French doors leading out to the rear garden. Feature fireplace with wooden mantle. Radiator.



### Kitchen/Dining Room 25' 1" x 10' 0" (7.657m x 3.056m)

Side and rear aspect uPVC double glazed windows. Fitted range of eye and base level units. Stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated double oven and hob with extractor fan above. Integrated fridge and freezer. Plumbing for washing machine and dishwasher. Wall-mounted boiler. Large seating area and breakfast bar. Further appliance space. Telephone point. Television point. uPVC frosted door leading to the side of the property. Understairs storage cupboard. Two radiators.





### First Floor Landing

Doors to Bedroom Two, Bedroom Three, Bedroom Four, Bathroom, Shower room and Cloakroom. Turning staircase to the second floor.

### Bedroom Two 13' 6" x 9' 11" (4.127m x 3.029m)

Rear aspect uPVC double glazed bay window with view over the rear garden. Radiator.



Front aspect uPVC double glazed bay window. Radiator.



### Bathroom

Side aspect frosted uPVC double glazed window. Panel enclosed bath. Low Level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.

### Cloakroom

Side aspect uPVC frosted double glazed window. Low level WC. Wash hand basin. Part tiled walls. Tiled flooring.

### Bedroom Three 11' 3" x 13' 1" (3.432m x 4.000m)

Rear aspect uPVC double glazed window. Feature fireplace. Wardrobe with hanging space. Radiator.



### Shower Room

Front aspect window. Three piece white suite comprising fully enclosed shower cubicle with Mira shower, low level WC, wash hand basin with tiled splashback. Shaving point. Extractor fan. Radiator.



### Second Floor Landing

Rear aspect velux window. Door to Bedroom Five.

### Bedroom Five 13' 10" x 10' 9" (4.221m x 3.266m)

Rear and front aspect velux windows. Telephone point. Into eaves storage. Two radiators.



### Bedroom Four 15' 2" x 10' 4" (4.624m x 3.152m)

### Rear Garden

Private enclosed rear garden with paved seating area. Further lawned area. Gated rear access. Shrub borders.



### Front garden

Pedestrian access to the front door.

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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys 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.