

76 Pinhoe Road, Mount Pleasant, Exeter, EX4 7HL



A spacious three bedroom period property situated within easy access to the City Centre and local amenities. With accommodation comprising; entrance hall, lounge, dining room, Open plan kitchen/breakfast room, three first floor double bedrooms, family bathroom, enclosed low maintenance rear garden. Viewings highly recommended.

Offers in Excess of £350,000 Freehold DCX02279

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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 part frosted front door with glazed inner doorway. Doors to dining room and kitchen/breakfast room. Understairs storage cupboard. Stairs to first floor landing. Radiator. Laminate flooring.

Dining Room 12' 11" x 10' 5" (3.928m x 3.173m)

Rear aspect French doors leading out to the rear garden. Telephone point, cove ceiling and radiator. Opening through to the lounge.



Lounge 14' 8" x 12' 6" (4.476m x 3.810m)

Front aspect uPVC double glazed bay window. Cast iron fireplace with wooden mantle and slate hearth. Television point, storage cupboards, cove ceiling and radiator.



Kitchen/Breakfast Room 26' 11" x 10' 4" (8.194m x 3.156m)

Side aspect Sash window. Rear aspect uPVC double glazed window. Fitted range of base level units with sink with mixer tap and single drainer. Solid wood work surfaces. Part tiled walls. Gas cooker point, further appliance space. Seating area. Wood laminate flooring. Radiator. Door through to inner hallway.



Inner Hallway

With plumbing for washing machine. Storage cupboard. uPVC doors to rear garden. Door to the cloakroom.

Cloakroom

Rear aspect frosted uPVC double glazed window. Low level WC, wash hand basin. Tiled flooring.

First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom. Two access points to loft void above.

Bedroom One 16' 2" x 14' 6" (4.920m x 4.410m)

Front aspect uPVC double glazed bay window. Sink with mixer tap and storage below. Cove ceiling and radiator.



Bedroom Two 12' 7" x 10' 5" (3.847m x 3.185m)

Rear aspect uPVC double glazed window. Sink with mixer tap and storage below. Cove ceiling, picture rail and radiator.



Bedroom Three 12' 11" x 10' 5" (3.927m x 3.178m)

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



Bathroom

Side aspect frosted uPVC double glazed window. Three piece white suite comprising Jacuzzi bath with handheld shower above, low level WC, pedestal wash hand basin. Tiled walls and heated towel rail. Underfloor heating.



Rear Garden

Private enclosed rear garden with paved seating area. Mature shrub borders and mature trees. Gated rear access to service lane behind.



TOTAL: 108.5 m² (1,168 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. We disclaim any responsibility, either contract or otherwise, for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Property24.co.uk

Energy performance certificate (EPC)

25, Princes Street CARDIFF CF10 1JY	Energy rating C	Valid until 14 August 2026
		Certificate number 9338-1070-7008-4100-7049

Property type Mid-terrace house
Total floor area 124 square metres

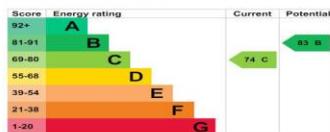
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the minimum and maximum EPC ratings for rental properties on the [Energy Efficiency and Green Homes Act 2023](#).

Energy rating and score

This property's energy rating is C, it has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://www.energy-certificates.service.gov.uk/energy-certificates/9338-1070-7008-4100-7049>

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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.

Cookleys 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.