

SOUTHGATE

ESTATES

27 Pinnoc Mews, Bakers Way,
Exeter, Devon, EX4 8GD

£1,700

2 Bedrooms, Luxury Retirement Apartment, Private Balcony, Stylish Development, Allocated Parking Space, Convenient Location

Available immediately is this spacious two bedroom apartment situated within the stylish retirement area of Pinnoc Mews. Pinnoc Mews is a development of one and two bedroom apartments located in the sought-after area of Pinhoe on the outskirts of Exeter. This vibrant suburb has grown from Pinhoe Village and retains a close-knit, community-feel with activities and amenities in abundance, making it the perfect place to retire. The area also offers a range of amenities, including a supermarket, various churches, cafes and restaurants, with Whipton shops located nearby.

In brief, the accommodation comprises an entrance hallway, a spacious living room leading to the kitchen and a balcony, two bedrooms (with a walk-in wardrobe to the master), a shower room, and utility room. The apartment also has the advantage of off-road parking. Residents are accepted from 60 years of age and must meet the requirements set by McCarthy & Stone (independent living e.t.c).

With so much to offer, this lovely retirement apartment would be a fantastic option for someone looking to move to retirement living.

Not Suitable for Pets. No Smokers. Minimum 6 Month Let. Subject to Referencing and Affordability checks.

A Holding Deposit of one week's rent will be requested to reserve the property.

A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website: <https://www.southgatestates.co.uk/lettings/>



Entrance Hallway A timber front door opens to the entrance hallway which includes doors to the living room, utility room, two bedrooms and shower room, as well as a built-in storage cupboard housing the central heating system.

Living Room 17' 2" x 12' 10" narrowing to 10' 8" (5.24m x 3.91m) A pleasant reception room boasting two uPVC double glazed windows to the side aspect, and uPVC double glazed French doors opening out to the balcony.

Kitchen 7' 8" x 7' 3" (2.34m x 2.21m) The kitchen contains a range of matching wall and base units with roll-edge worktops, a matching upstand, and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an eye-level oven with a separate induction hob and extractor hood, and a fridge freezer. A uPVC double glazed window faces the rear aspect.

Utility Room 5' 2" x 4' 11" (1.57m x 1.5m) A useful extra space for storage providing room for a tumble dryer.

Bedroom 1 16' 8" x 9' 0" (5.08m x 2.74m) max including wardrobe A good-sized double bedroom with the advantage of a uPVC double glazed window to the rear aspect, and access to the walk-in wardrobe which boasts ample storage with a range of built-in shelves and rails.

Bedroom 2 12' 10" x 7' 1" (3.92m x 2.15m) A second double bedroom, currently used as a dining room, complemented by a uPVC double glazed window to the side aspect.

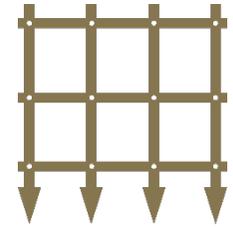
Shower Room Comprising a double shower cubicle, a hidden cistern WC, and a wash basin with a mixer tap over and a vanity unit below. There is also a heated towel rail, spotlighting, part-tiled walls, tiled flooring and a fitted mirror.

Balcony & Parking A door opens from the living room to a pleasant balcony, providing an ideal space for seating overlooking the communal gardens. The apartment also benefits from an allocated parking space within the car park.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Southgate Estates

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