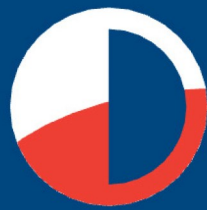
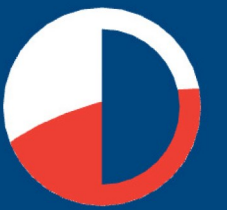


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RESIDENTIAL LETTINGS

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DORMANS
RESIDENTIAL LETTINGS

£675 PCM



3 Livingstone House Thursby Walk, Pinhoe, Exeter, EX4 8FF

A modern purpose built one bedroom ground floor apartment with parking situated in a popular development in Pinhoe. This spacious property comprises of entrance hallway, dual aspect lounge/dining room, modern fitted kitchen, bathroom and double bedroom. The property benefits from an intercom entry system, PVCu double glazing and gas central heating. Available mid January 2020. No smokers, pets or benefits.

17b MAIN ROAD, PINHOE
EXETER EX4 9EY

TELEPHONE:
01392 469330

EMAIL:
lettings@dormansestates.co.uk

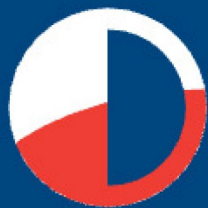


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Accommodation comprising

Communal front door and entry phone system into Entrance Hall with further door through to:



Private front door leading into:

Entrance hall

with smoke alarm, gas central heating radiator, built in airing cupboard with heater, slatted shelving, electricity circuit breaker. Doors to:

Open plan living/dining room

4.16m x 3.22m (widening to 4.45m) (13'7" x 10'6" (widening to 14'7"))
With PVCu double glazed window to side aspect and PVCu double glazed French doors with Juliette balcony to front aspect, telephone and television points, gas central heating radiator and opening through to:



Kitchen

3.80m x 20.8m (12'5" x 68'2")
With PVCu double glazed window to front aspect. The kitchen is fitted with a range of matching base cupboards, drawers and eye level units. Roll edge granite style work surface with tiled surround, stainless steel single bowl sink unit with mixer tap space and plumbing for washing machine, space for fridge/freezer, Zanussi electric oven with gas hob and extractor hood over. Cupboard housing wall mounted gas boiler serving domestic hot water and gas central heating.



Double bedroom

4.15m (maximum) x 4.34m (maximum) (13'7" (maximum) x 14'2" (maximum))
With PVCu double glazed window to side aspect, gas central heating radiator, telephone and television points.



Bathroom

Fitted with a panelled bath with tiled surround and chrome style mixer tap shower attachment, pedestal wash hand basin with tiled splash back, close coupled w.c., gas central heating radiator, extractor fan.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	81	81
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.