



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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8 Drake House Thursby Walk, Pinhoe, Exeter, Devon, EX4 8FP

WITH NO ONWARD CHAIN. A light and airy top floor two bedroom apartment in the popular area of Pinhoe. The property has an elevated outlook and is conveniently located within walking distance to supermarkets, local amenities, Pinhoe train station and bus routes for easy access to the City Centre. The accommodation briefly comprises a communal entrance with private entrance hall, spacious open plan living/dining room, kitchen, two double bedrooms and bathroom. Outside there is a communal garden area, cycle store and allocated parking space. The Leasehold Title is 125 years, commencing 1st Jan 2009. Council Tax Band B. EPC Rating: C



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Guide Price £170,000 LEASEHOLD

Accommodation Comprising

Communal front door with entry phone system. The apartment can be found on the second floor of the 3 storey block, meaning that there is no accommodation directly above. Private front door into:

Entrance Hall

Gas central heating radiator, spacious storage cupboard, entry phone system and doors to:

Spacious Living/Dining Room

4.76m x 3.53m (15'7" x 11'6")
PVCu double glazed double door and PVCu double glazed window overlooking the communal garden area. Gas central heating radiator, telephone and television points, opening through to:



Bedroom 1

3.49m x 2.94m (11'5" x 9'7")
PVCu double glazed window to the front aspect, gas central heating radiator and television point.



Bedroom 2

2.95m x 2.17m (9'8" x 7'1")
PVCu double glazed window to the front aspect and gas central heating radiator.



Bathroom

2.6m x 1.84m (8'6" x 6'0")
Obscured PVCu double glazed window to the rear aspect. Panelled bath with tiled surrounds, chrome style mixer tap and shower attachment. Close coupled W.C, wash hand basin, gas central heating radiator, spotlighting and extractor fan.



Kitchen

2.39m x 2.81m (7'10" x 9'2")
PVCu double glazed window to the front aspect, a range of wood effect base cupboards, drawers and eye level units, roll edged work surface with tiled surrounds, integral electric oven with gas hob and extractor hood over. Stainless steel single bowl sink unit with mixer tap, spotlighting, extractor fan, space and plumbing for washing machine, dishwasher and space for fridge/freezer.



Communal Garden Area

Well established lawn, communal cycle store and refuse area.



Allocated Parking Space

Situated directly outside the secure entrance of the building, numbered 8.



Directions

From Dormans Office turn up Church Hill, take first left into Harrington Lane. Continue past the school, take a left turn into Chancel Lane. Thursby Walk can be found at the bottom of the road on the left hand side. Once in Thursby Walk follow the road around Drake house can be found on your right hand side.

Council Tax Band

B

Area

Pinhoe is on the North Eastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Pinhoe benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.

Agents Notes

The Leasehold Title is 125 years, commencing 1st Jan 2009. The fixed ground rent is £250 per annum made payable in advance on 1st January each year. The service charge is approx £1,160 per annum.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.