



£80,000

Flat, Pinn House, Coaker Road, Exeter

Flat | 2 Bedrooms

Landline:- 01392 469333



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Step Inside

Key Features

- No Onward Chain
- Shared Ownership - 40%
- First Floor Apartment
- Juliet balcony
- Two Bedrooms
- Parking Space
- Popular Pinhoe Location
- Close Proximity to Local Amenities
- Popular Westclyst Location

Property Description

* NO ONWARD CHAIN * SHARED OWNERSHIP - 40% * FIRST FLOOR APARTMENT * TWO BEDROOMS * PARKING * JULIET BALCONY

Main Particulars

Remaining term on lease - 119 years

MONTHLY RENT - £318.88

MONTHLY SERVICE CHARGE - £175.67

Welcome to this beautifully presented two-bedroom first floor flat, nestled in a peaceful block of just six flats, built in 2019. This contemporary home offers a fantastic opportunity for shared ownership and is ideally located in Westclyst.

Upon entering, you'll find a bright and airy open plan kitchen, dining, and living area, perfect for modern living and entertaining. French doors open onto a delightful Juliet balcony, allowing natural light to flood the space.

The flat features two well-proportioned bedrooms, with ample storage conveniently located in the hallway to keep your living space tidy. The stylish bathroom is equipped with a heated towel rail, adding a touch of luxury to your daily routine.

Additional highlights of this property include an allocated parking space, ensuring convenience, as well as a communal locked bike shed for those who enjoy cycling.

Located just a stone's throw from local amenities, you'll find a play park, Pinhoe train station, and Westclyst School nearby, making this an ideal location for families. Plus, with a Co-Op supermarket situated just downstairs, your daily shopping needs are easily catered for.

Offered with no onward chain, this flat is ready for you to make it your own. Don't miss out on the chance to own a slice of modern living in Westclyst!

** PLEASE NOTE: There are certain restrictions regarding pets in this property. If you have any queries regarding this, please contact us.

Council Tax Band: B

Tenure: Leasehold

Parking options: Off Street

Entrance Hall w: 1.08m x l: 4.07m (w: 3' 7" x l: 13' 4")

Living Room w: 3.09m x l: 4.04m (w: 10' 2" x l: 13' 3")

Carpet flooring. uPVC french doors which lead onto a juliette balcony.

Kitchen/Diner

w: 3.28m x l: 4.32m (w: 10' 9" x l: 14' 2")

Electric oven and hob with extractor fan. Stainless steel sink with double drainer.

Bathroom w: 2.02m x l: 2.17m (w: 6' 8" x l: 7' 1")

Laminate flooring. Shower over bath. Partially tiled. Heated towel rail. Extractor fan.

Bedroom 1 w: 3.42m x l: 3.94m (w: 11' 3" x l: 12' 11")

Carpets. uPVC windows. TV aerials and sky points.

Bedroom 2 w: 2.31m x l: 3.6m (w: 7' 7" x l: 11' 10")

Carpets. uPVC windows. TV aerials and sky points.

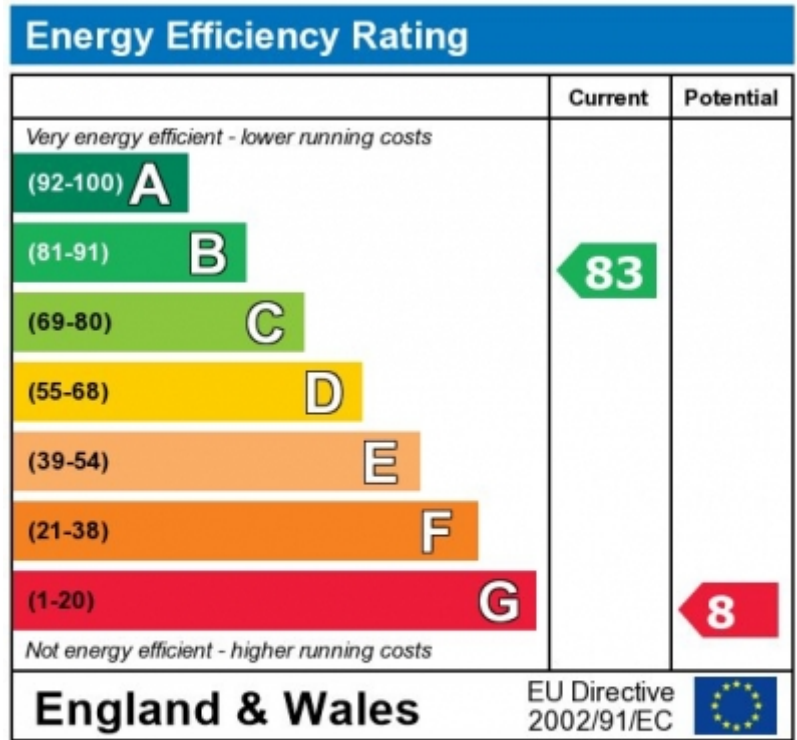


Dimensions	
First Floor	
Total	64.79 sq m
Kitchen/Dining	4.32 m x 3.28 m
Lounge	3.08 m x 4.04 m
Bedroom 1	3.42 m x 3.94 m
Bedroom 2	2.31 m x 3.60 m
Bath	2.57 m x 2.02 m
* All Dimensions are in m	
** All measurements are approximate	



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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