



**238 AND 238A PINHOE ROAD
EXETER
DEVON
EX4 7HH**

PROOF COPY



GUIDE PRICE £280,000 FREEHOLD



An opportunity to acquire the freehold interest incorporating two self contained one bedroom flats with tenants in situ generating an income of approximately £18,300 per annum. Ground floor flat comprising sitting/dining room, kitchen, shower/wet room, double bedroom and an enclosed rear garden. First floor flat comprises kitchen/sitting/dining room, double bedroom and shower room. Both flats are presented in good decorative order throughout. Situated in a convenient position providing good access to local amenities, railway station and Exeter city centre. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door to:

COMMUNAL LOBBY

Internal communal door to:

COMMUNAL HALLWAY

Private door leads to:

FLAT 238

INNER HALLWAY

Inset LED spotlight. Door to:

SITTING/DINING ROOM

12'2" (3.71m) x 10'6" (3.20m). Radiator. Telephone point. Television aerial point. Deep Understair storage cupboard. uPVC double glazed door provides access and outlook to rear garden. Door leads to:

KITCHEN

11'2" (3.40m) x 9'0" (2.74m) maximum reducing to 4'10" (1.47m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Integrated upright fridge freezer. Radiator. Wall mounted boiler serving central heating and hot water supply. Inset halogen spotlights to ceiling. Smoke alarm. uPVC double glazed window to side aspect. Door leads to:

SHOWER/WET ROOM

Fitted main shower unit. Wash hand basin with modern style mixer tap. Low level WC. Radiator. Tiled floor. Tiled wall surround. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

From inner hallway, door to:

BEDROOM

11'8" (3.56m) maximum into bay 11'0" (3.35m). Radiator. Inset halogen spotlights to ceiling. Smoke alarm. uPVC double glazed bay window to front aspect.

OUTSIDE

To the rear of the property is an enclosed garden mostly laid to decorative stone chippings. Raised timber decked terrace. Timber shed. Rear gate provides pedestrian access.

FIRST FLOOR FLAT

Communal front door to:

COMMUNAL LOBBY

Internal communal door to:

COMMUNAL HALLWAY

Private door to:

FLAT 238A

INNER HALLWAY

Stairs lead to:

FIRST FLOOR HALF LANDING

Radiator. Access to roof void. Inset LED spotlight to ceiling. Thermostat control panel. Utility cupboard with plumbing and space for washing machine also housing boiler serving central heating and hot water supply. Door to:

SHOWER ROOM

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Radiator. Storage cupboard with fitted shelving. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

From first floor half landing, door with stairs that lead down to ground floor level with part obscure uPVC double glazed door providing access to pathway in turn providing rear pedestrian access.

FIRST FLOOR FULL LANDING

Access to roof space. Smoke alarm. Door to:

LOUNGE/DINING ROOM/KITCHEN

15'0" (4.57m) x 12'4" (3.76m). A light and spacious lounge/dining room with laminate wood effect flooring. Radiator. Telephone intercom. Electric consumer unit. Inset LED spotlights to ceiling. Smoke alarm. Telephone point. Two uPVC double glazed windows to front aspect. Open plan to:

Kitchen area – a modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Integrated upright fridge freezer.

From first floor full landing, door to:

BEDROOM

9'8" (2.95m) x 7'8" (2.30m). Radiator. Inset LED spotlights to ceiling. Smoke alarm. uPVC double glazed window to rear aspect.

SERVICES

All mains connected. Gas central heating in both apartments. The apartments share a water supply.

TENURE

Freehold

COUNCIL TAX

Band A for both flats

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and continue to the traffic light junction and proceed straight ahead down into Pinhoe Road. Proceed down and the property in question will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks on the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

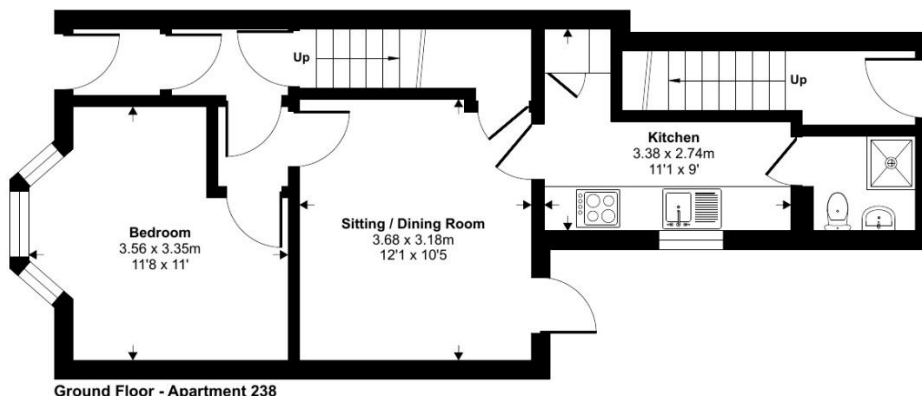
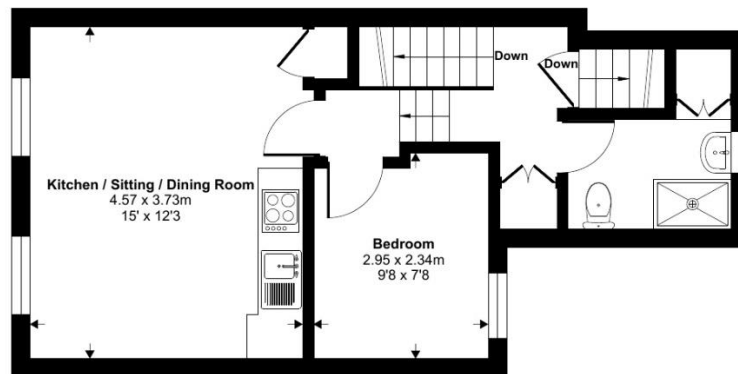
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0624/8656/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor