

**23, Hawkins Road, Pinhoe
Exeter, EX1 3UW**



Well presented unfurnished three bed mid terrace house with a garage and pleasant garden in the popular location of West Clyst. The property benefits from having GCH, and an ensuite, within walking distance of Pinhoe train station and a short drive to the local supermarkets, Science Park and the M5.
EPC Rating C.

Available Early November 2025

Monthly Rent of £1,350

THE ACCOMMODATION COMPRISES:

Entrance Hall

uPVC front door partly glazed. Ceiling light. Radiator. Coir matting. Wood laminate flooring. Central heating programmer. Power socket. Light switches. Storage cupboard housing meters, fuse box, socket.

Cloak Room 5' 0" x 3' 1" (1.53m x 0.93m)

Double glazed window to front elevation. Ceiling light. Low level WC, Corner wash hand basin all in white with chrome furniture. Radiator. Light switch. Wood laminate flooring

Kitchen 7' 7" x 13' 0" (2.30m x 3.95m)

Double glazed window to front elevation, blind over. Laminate flooring. Stainless steel sink with drainer and chrome mixer taps. Built in gas hob with extractor over and chrome splash back. Built in Electric double oven. Built in dish washer. Fridge/freezer. Washing machine. Breakfast bar. Good range of wall and base units with wood effect worktops over. Ideal Logic boiler. Ceiling light. Light switch.



Living Room 15' 3" x 15' 0" (4.65m x 4.57m)

Double glazed patio doors to rear elevation, with windows either side. Curtain pole and curtains over. Wood laminate flooring. Radiator. TV point. Telephone point. Sockets. Two ceiling lights. Door to understairs cupboard. Light switches.



First Floor Landing

Stairs from the hallway. Grey carpet going up the stairs. Loft hatch. Ceiling. Smoke detector. Radiator. Double socket. Two Light switches. Cupboard over the stairs.

Bedroom Three 6' 3" x 8' 10" (1.90m x 2.7m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Power points. TV socket. Built in cupboard with hanging rail and shelving. Light switch. Grey carpet.

Bedroom One 12' 0" x 8' 6" (3.65m x 2.60m)

Double glazed window to rear elevation. Curtain pole and curtains over. Three built in wardrobes with hanging rail and shelving. Radiator. Central heating programmer. Light switch. Power points. Door to:



Ensuite Shower Room 4' 4" x 8' 6" (1.31m x 2.58m)

Vinyl wood effect flooring. Extractor fan. Enclosed ceiling light. Low level WC, Pedestal wash hand basin in white with chrome furniture. Radiator. Mirror over basin and shaver point. Shower pull cord. Built in shower cubicle with folding doors and electric shower.

Bedroom Two 8' 6" x 10' 2" (2.59m x 3.10m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Ceiling light. TV point. Ample power points. Light switch

Bathroom 7' 11" x 6' 3" (2.41m x 1.90m)

Double glazed window to front elevation. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower and glass shower screen. Radiator. Mirror over basin.

Rear Garden

Pleasant enclosed garden with flower borders, patio and area of artificial grass. Steps leading to rear gate which leads to the parking space and garage.

**Additional Information**

Deposit £1,350

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band C

Suitable for either a single or a professional couple or a small family

6 month fixed tenancy then on to a periodic month to month

Redress Scheme: The Property Ombudsman Milford House 43-55 Milford Street Salisbury Wiltshire SP1 2BP Membership number N02624-0 Client Money Protection (CMP): Cheltenham Office Park Hatherley Lane Cheltenham GL51 6SH Membership number A3527

Permitted Fees

Holding fee £100 – this will form part of your deposit upon a satisfactory reference, if the reference comes back unacceptable due to undisclosed information or similar or withdraw for any reason this money will not be refunded. To amend the agreement – If you request any changes to your agreement i.e someone moves out or in to the property there will be a fee of £50 inclusive of VAT To Surrender the tenancy – If you wish to leave the tenancy before the end of the fixed term and we have found another tenant to cancel your liability and the landlord agrees to this, there will be a fee of £300 inclusive of VAT. Loss of key/fob – If you lose a key, key fob to a building or a remote control to a garage or parking space, the cost will vary depending on the block management and whether the key is a security one for this there will be a fee up to £100 inclusive of VAT

Property Misdescription Clause

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Landlord are to be or become under any liability or claim in respect of their contents. Any prospective tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained therein.

Find an energy certificate (/)

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Energy performance certificate (EPC)

23 Hawkins Road EXETER EX1 3UW	Energy rating C	Valid until:	15 March 2033
		Certificate number:	9663-3025-4207-3657-0200

Property type	Mid-terrace house
Total floor area	77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)