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24 Pinnoc Mews, Bakers Way, Exeter, EX4 8GD



SOUTHGATE
— ESTATES —

£210,000





24 Pinnoc Mews, Bakers Way

A one bedroom retirement flat located in the popular development of Pinnoc Mews. The flat is situated on the first floor, and benefits from a lift to all floors. There are also well-kept communal gardens, a communal lounge, guest suite etc. The flat's internal accommodation briefly consists of an entrance hallway with ample built-in storage, a living room opening to the balcony, a separate kitchen, double bedroom with a walk in wardrobe and a shower room. The flat also includes an allocated parking space.



Pinnoc Mews is a highly-desirable retirement development consisting of one and two bedroom flats for anyone over the age of 60 years. The location is within close proximity of a number of amenities, including various convenience stores, a pub, and is also just a short drive from Pinhoe itself, with a train station and various shops and eateries.



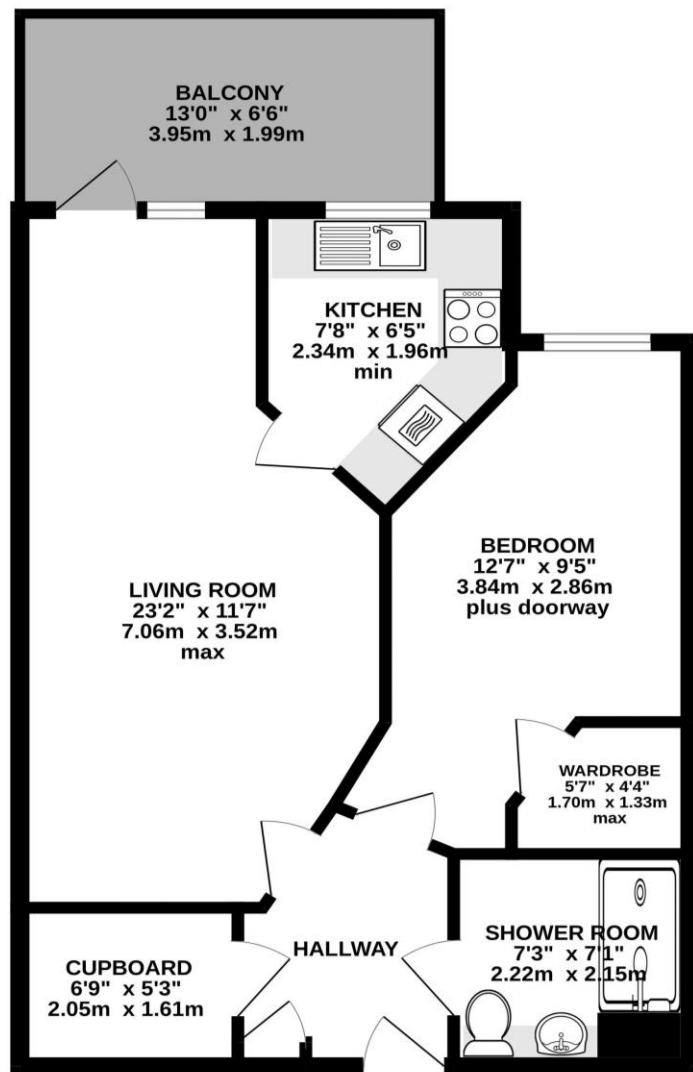
Accommodation The flat's front door opens to the entrance hallway which provides access to the living room, bedroom and shower room, and there are also two built-in cupboards, one large cupboard allowing space for storage and a washing machine. The spacious living room enjoys an area for dining, with a door opening into the kitchen. There is also a door and window to the front opening to the balcony which allows a pleasant space for outdoor seating. The well-presented kitchen contains a range of matching wall and base units with fitted worktops, a matching upstand and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a separate electric hob and a tall fridge freezer. There is also a window to the front aspect. The double bedroom is well-proportioned and has the advantage of a window to the front aspect, as well as a large walk-in wardrobe with an automatic light, offering extra storage space. Finally, the shower room comprises a full-width shower, a wash basin with a mixer tap over and vanity unit below, and a hidden cistern WC.

Communal Areas & Gardens The residents of Pinnoc Mews enjoy use of the well-kept communal gardens, and there is also a car park to the front of the building, which accommodates an allocated space for this flat. There are also a number of internal communal areas, including the residents' lounge and a guest suite.

Property Information Tenure: Leasehold (we are aware that the lease length is 999 years from 2018). Council tax band: C.

- *One Double Bedroom*
- *Retirement Flat*
- *Sought-After Development*
- *Allocated Parking*
- *Communal Gardens*
- *Private Balcony*





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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