

## 7 Highbanks, Pinhoe Road, Exeter, EX4 8AG



A spacious three bedroom detached property located in a convenient location with local amenities and good access in and out of the city with flexible accommodation comprising of Entrance hall, dining room, lounge, sitting room, breakfast room, kitchen, WC, three first floor double bedrooms, family bathroom, off road parking for three vehicles, enclosed front garden.

**Offers in the Region £380,000 Freehold DCX02362**

# 7 Highbanks, Pinhoe Road, Exeter, EX4 8AG

The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part frosted uPVC double glazed door, side aspect uPVC frosted double glazed window. Doors to the dining room, kitchen and downstairs cloakroom. Staircase to the first floor landing and radiator.

### Dining Room 11' 6" x 8' 6" (3.513m x 2.587m)

Access through to the lounge and the sitting room. Cove ceilings, telephone point and dado rail. Steps down to the lounge.



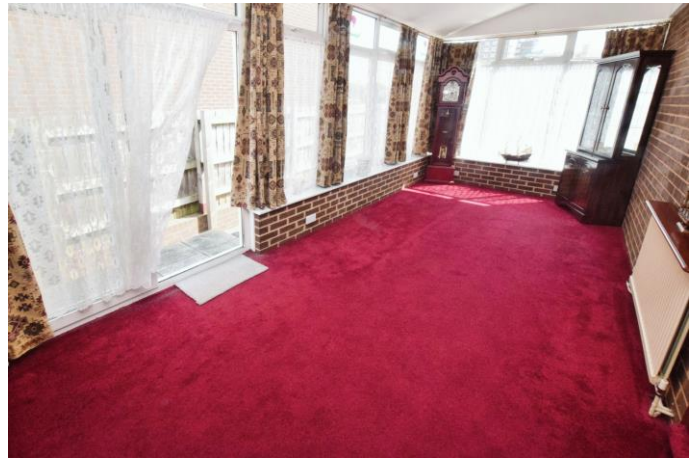
### Lounge 18' 5" x 10' 0" (5.613m x 3.043m)

Front aspect uPVC double glazed window with view over the front garden, television point, telephone point, picture rail, cove ceiling and two radiators.



### Sitting Room 18' 11" x 9' 6" (5.768m x 2.908m)

Front and side aspect uPVC double glazed windows, uPVC doors lead to side garden. Radiator. Opening through to breakfast room.



### Breakfast Room 9' 7" x 8' 5" (2.925m x 2.561m)

Rear aspect uPVC double glazed window, cove ceiling, uPVC doors to the rear garden. Radiator. Archway through to the kitchen.



### Kitchen 11' 3" x 7' 5" (3.441m x 2.255m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mix tap and single drainer. Roll edge work surfaces, part tiled walls, electric cooker point, further appliance space, integrated fridge and freezer.



### Cloakroom

Rear aspect frosted uPVC double glazed window. Low level WC, wash hand basin with storage below, wall mounted boiler.

### First Floor Landing

Side aspect uPVC double glazed window. Doors to Bedroom One, Bedroom Two, Bedroom Three and family bathroom. Access to the loft void above and built in storage cupboard with shelving.

### Bedroom One 13' 6" x 9' 1" (4.113m x 2.776m)

Front aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving, television point and radiator.



### Bedroom Two 10' 8" x 11' 7" (3.261m x 3.528m)

Rear aspect uPVC double glazed window. Storage recess, television point and radiator.



### Bedroom Three 10' 0" x 8' 10" (3.044m x 2.702m)

Front aspect uPVC double glazed window. Radiator.



### Family Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising of a panel enclosed bath with mix tap and hand held shower above, low level WC, pedestal hand wash basin, part tiled walls, spotlighting and radiator.



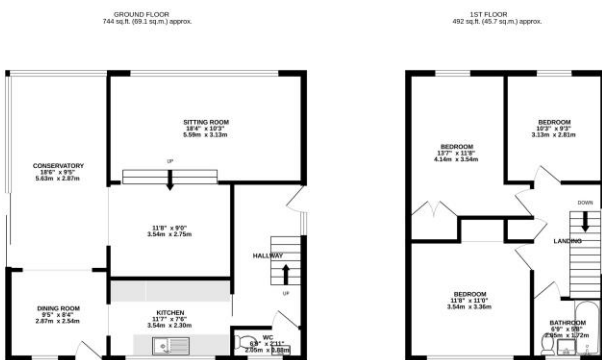
### Rear Garden

Private enclosed rear garden which is hardstanding providing off road parking for three vehicles.



**Side of property**

Low maintenance shingle garden with shrub inserts and pedestrian access to the side of the property.



TOTAL FLOOR AREA: 2236 sq ft (114.9 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the information contained here, the responsibility of such a statement, claims and any other terms and conditions is not accepted by any agent or intermediary who provides this information. The services, claims and other information have not been tested and no guarantee is given with respect to their accuracy or reliability. Contact us for more information.

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Neither and L verification available on the map.

Please to receive a copy of the brochure to be used.

Cooks a professional

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**Energy performance certificate (EPC)**

|                 |                         |                 |                 |
|-----------------|-------------------------|-----------------|-----------------|
| 1 High Rank     | Energy rating: <b>C</b> | Energy score: 4 | Energy label: 4 |
| Energy label: 4 | Energy score: 4         | Energy label: 4 | Energy score: 4 |

Property type: Detached house  
 Total floor area: 122 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating of A to E.  
 You may need a licence for properties in the regulated area. [View the regulated area map.](#)

**Energy rating and score**

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

| Score  | Energy rating | Current | Potential |
|--------|---------------|---------|-----------|
| 92-100 | A             |         |           |
| 81-91  | B             |         |           |
| 69-80  | C             | ← C     |           |
| 55-68  | D             |         |           |
| 39-54  | E             |         |           |
| 21-38  | F             |         |           |
| 1-20   | G             |         |           |

The graph shows the property's current and potential energy rating.  
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 • the average energy rating is D  
 • the average energy score is 60

**Breakdown of property's energy performance**  
<https://find-energy-certificates.service.gov.uk/energy-certificates/0171-5040-7228-3514-8255>

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