

3 Drake House, Thursby Walk, Pinhoe, Exeter, EX4 8FP



A ground floor two bedroom apartment situated in a quiet no through road location. With accommodation comprising entrance hall, lounge, kitchen, two bedrooms, family bathroom, off road parking, communal grounds. Can be sold with tenant in situ. No onward chain.

Asking Price £165,000 Leasehold DCX02692

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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 solid front door. Doors to the lounge bedroom one, bedroom two, bathroom and large storage cupboard. Radiator. Telephone intercom system.

Lounge 15' 8" x 11' 8" (4.777m x 3.556m)

Rear aspect uPVC double glazed window. Television point. Telephone point. Radiator. uPVC door leading to communal garden. Opening through to the kitchen.



Kitchen 7' 10" x 9' 3" (2.391m x 2.819m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Concealed wall mounted boiler. Extractor fan.



Bedroom One 11' 6" x 9' 8" (3.505m x 2.937m)

Front aspect uPVC double glazed window. Television point. Radiator.



Bedroom Two 9' 3" x 7' 2" (2.832m x 2.176m)

Front aspect uPVC double glazed window. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and handheld shower above. Low level WC. Pedestal wash hand basin with tiled splashback. Extractor fan. Radiator.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Communal Gardens

Mainly laid to lawn.



One off road parking space and visitors parking.

Lease information

Lease length. 108 years left of a 125 year lease.

Service charge £119.84 per month.

Ground Rent £250 per year

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

Flat 3 Drake House Thursby Walk EXETER EX4 8FP	Energy rating C	Valid until:	5 May 2035
		Certificate number:	0300-2246-9550-2005-4031

Property type Ground-floor flat

Total floor area 53 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 C.

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

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

The graph shows this 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: