

## 10 Mayfield Road, Pinhoe, Exeter, EX4 8PR



Situated in a quiet cul-de-sac in the heart of Pinhoe is this two bedroom semi-detached bungalow offered for sale with no onward chain. With accommodation comprising entrance hall, lounge, kitchen, conservatory, two double bedrooms, shower room, enclosed low maintenance garden, garage, and off road parking for three vehicles. Offered for sale with no onward chain.

**Offers in Excess of £268,500   Freehold   DCX02258**

# 10 Mayfield Road, Pinhoe, Exeter, EX4 8PR

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.

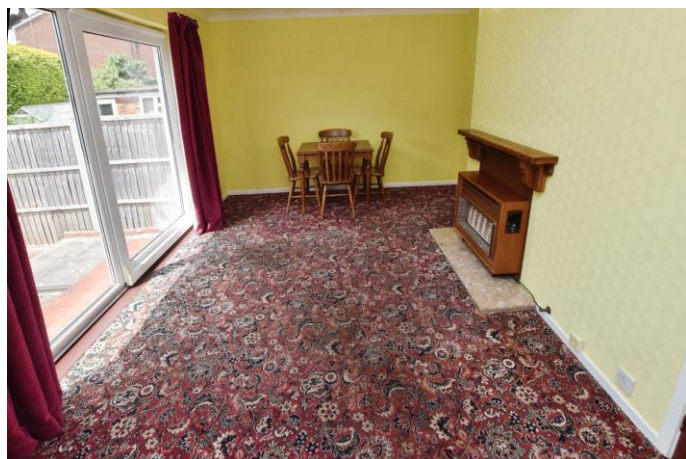
## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part frosted uPVC front door with glazed inner doorway and doors to the lounge, bedroom one, bedroom two and shower room. Storage cupboards, access to loft void above and electric night storage heater.

### Lounge 14' 10" x 11' 5" (4.512m x 3.484m)

Rear aspect uPVC sliding doors lead to patio and rear garden. Gas flame effect fireplace with wooden mantle, wall lights, cove ceiling, television point, telephone point and electric night storage heater. Doorway through to kitchen.



### Kitchen 10' 5" x 7' 5" (3.180m x 2.258m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with single drainer and roll edge work surfaces. Part tiled walls, electric cooker point, plumbing for washing machine, storage cupboard, wood laminate flooring, rear aspect uPVC double glazed window and part frosted double glazed door leads to the conservatory.



### Conservatory 9' 5" x 8' 1" (2.862m x 2.464m)

Triple aspect uPVC double glazed windows. Perspex roof, wood laminate flooring, uPVC double glazed doors lead to rear garden.



### Bedroom One 11' 2" x 10' 6" (3.401m x 3.211m)

Front aspect uPVC double glazed window with a view over the front garden. Built in wardrobes with hanging space and shelving and electric wall mounted heater.





### Bedroom Two 10' 5" x 8' 5" (3.177m x 2.557m)

Front aspect uPVC double glazed window with view over the front garden. Cove ceiling.



### Shower room

Side aspect frosted uPVC double glazed window. Three piece white suite comprising fully enclosed shower cubicle with Mira shower, low level WC, wash hand basin with mixer tap and storage below, tiled walls and wall mounted heater.



### Rear Garden

Private enclosed rear garden with large paved area. Mature trees and shrub borders with shingle areas, wooden shed and greenhouse.



### Garage 18' 1" x 9' 7" (5.509m x 2.909m)

With metal up and over door. Rear and side aspect windows.

### Front of property

Enclosed low maintenance front garden with pedestrian access to the front door and parking for three vehicles.



TOTAL: 77.2 sq.m. (831 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyHub.co.uk

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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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Cooksleys 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.

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# Energy performance certificate (EPC)

10 Mayfield Road Pinhoe EXETER EX4 8PR	Energy rating <b>E</b>	Valid until: <b>21 August 2034</b>
		Certificate number: <b>0350-2122-4480-2224-6165</b>

Property type Semi-detached bungalow

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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>		
39-54	<b>E</b>	49 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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: