



87 Hawkins Road  
Exeter EX1 3UW  
£144,000

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**Winfields**  
Sales & Lettings

**\*\*SHARED OWNERSHIP RESALE PROPERTY WITH A 40% SHARE\*\***

A lovely semi-detached family home in a popular area of Pinhoe. The property benefits from parking to the side of the property for up to two vehicles. Modern kitchen and bathroom facilities make this property feel stylish and homely.

Because of this property's great location, it offers good access to the M5 and Exeter airport. A local train station just a few minutes away provides links to the City Centre and London.

- SHARED OWNERSHIP
- 40% SHARE
- Four bedrooms
- Parking for up to two vehicles
- Located in the popular location of Pinhoe
- Easy transport links
- Modern kitchen and bathroom

#### ENTRANCE HALL

Composite front door with double-glazed privacy panel window. Storage cupboard. Radiator. Hallway leading to lounge, kitchen/dining and cloakroom. Stairs leading to the first floor.

#### LOUNGE

Living area with large double-glazed window with radiator under.

#### DOWNSTAIRS CLOAKROOM

WC. Handbasin with mixer tap over. Radiator. Window with privacy glazing. Extractor fan.

#### KITCHEN/DINING

Modern fitted kitchen with wall and base units with a wooden effect laminate worktop. Integrated electric oven. Electric hob with extractor over. Space and plumbing for washing machine. Single door with double glazed privacy panel leading to rear.

#### REAR GARDEN

Paved patio area with flower beds and steps leading to shed and small turfed area. Wooden fencing surrounds the garden. Side gate for access to parking.

#### MAIN BEDROOM

Double bedroom. TV point. Double-glazed window with radiator under.

#### BEDROOM 2

Double bedroom. Double glazed window with radiator under.

#### BEDROOM 3

Single bedroom. Double glazed window. Radiator.

#### BEDROOM 4

Single bedroom. Double glazed window. Radiator.

## **BATHROOM**

WC. Hand basin with mixer tap. Bath with shower over. Glazed shower panel. Double-glazed window with privacy panelling. Radiator.

## **What is required for me to be considered for this**

You will need to;

1. Be unable to buy a similar property for your needs on the open market.
2. Have enough savings or access to sufficient funds to put towards the deposit and other purchasing costs, such as legal and moving costs.
3. In most cases, you will need to have a local connection to the area where you would like to buy. This condition may form part of a local planning agreement.
4. Have a gross household income of less than £80,000 per year.
5. Not currently own or have an interest in another property (although you may apply once you have a buyer for your property).

## **Do I need to have a local connection to be eligible?**

To be considered for this property, you are required to have a local connection.

An eligible person means a person who is in need of Affordable Housing and who has a strong location connection with the district of East Devon and who satisfies one or more of the following criteria.

- Persons who have been ordinarily resident in the District prior to the Affordable Housing Unit being offered to them, or
- Been a resident in the area for at least 5 of the last 10 years: or
- Currently employed in the area or need to move to the area to take up firmly committed employment; or
- Persons who can demonstrate a close family member currently living in the district.

This information has been taken from the S106 agreement.

## **COUNCIL TAX BAND**

Band D



# FLOOR PLAN & E.P.C.



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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

EU Directive  
2002/91/EC



## England & Wales

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

EU Directive  
2002/91/EC

## England & Wales



# Winfields

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