



## 36 Cobley Court

Pinhoe, EXETER, EX4 8GB

Guide Price £187,500

Welcome to Cobley Court and this delightful ground floor apartment located on the edge of Pinhoe. This spacious one-bedroom property, built in 2019, offers a modern living experience within a high-end purpose-built block of flats. With a generous 527 square feet of living space, it is perfect for young professionals, families, or retirees seeking comfort and convenience.

The apartment boasts a private entrance hall that leads into an impressive open-plan living room and kitchen, creating a warm and inviting atmosphere ideal for entertaining or relaxing. The covered patio area extends the living space outdoors, making it perfect for alfresco dining during the warmer months. The well-appointed double bedroom provides a peaceful retreat, while the stylish shower room adds to the overall appeal of this lovely home.

Outside, Cobley Court residents can enjoy the communal grounds, and the apartment includes a private parking space in the nearby residents' car park.

Situated just a few minutes' walk from local amenities, including Sainsbury's, Aldi, and the newly opened Lidl store, as well as the Pinhoe Hoard pub and restaurant, this location is both convenient and vibrant. The regular bus service to the city centre further enhances accessibility, while Polsloe Bridge and Pinhoe village railway stations provide quick links to Exeter and London Waterloo.

Equipped with an E.on District Heating System and uPVC double glazing, this apartment ensures warmth and energy

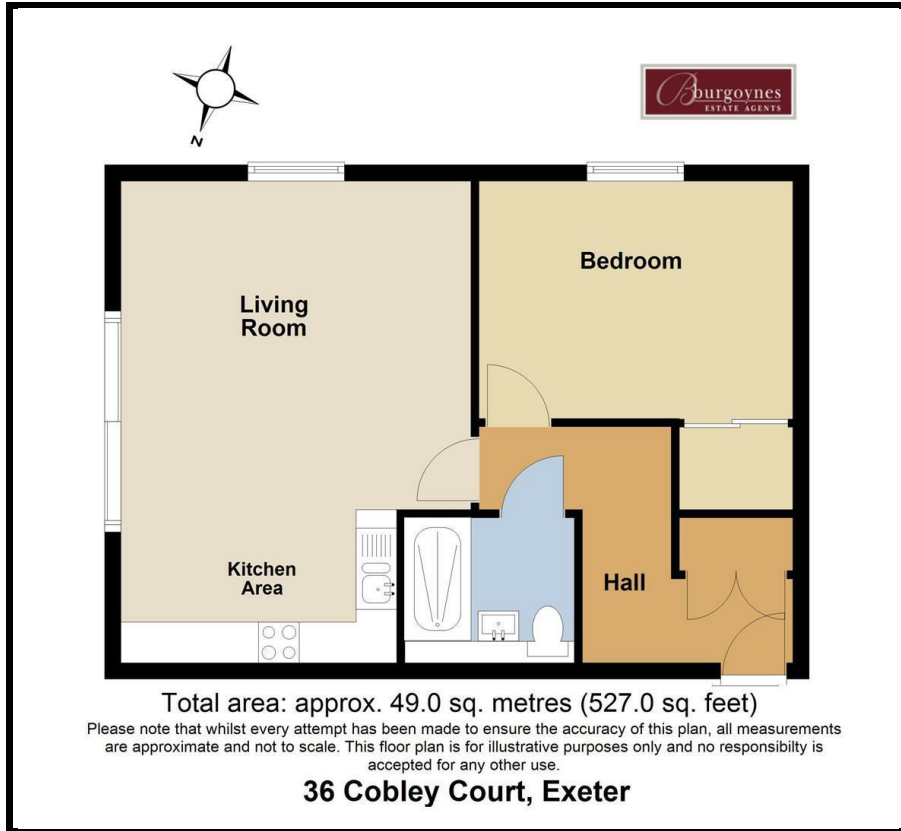
- NO ONWARD CHAIN
- Communal Entrance Hall
- Inner Communal Entrance Hall
- Private Entrance Hall
- Open-Plan Kitchen/Living Room
- Double Bedroom & Shower Room
- uPVC Double Glazing & E.on District Heating System
- Sunny Communal Grounds
- Private Parking Space Close By
- Unrestricted On Street Parking

### Viewing

Please contact our Heavitree Office on 01392 499823 if you wish to arrange a viewing appointment for this property or require further information.



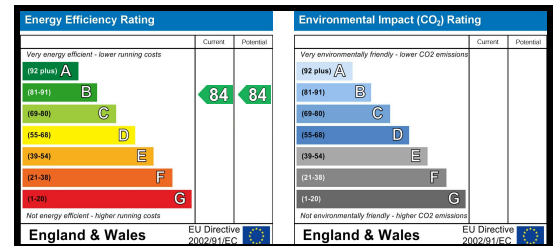
# Floor Plan



# Area Map



# Energy Efficiency Graph



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