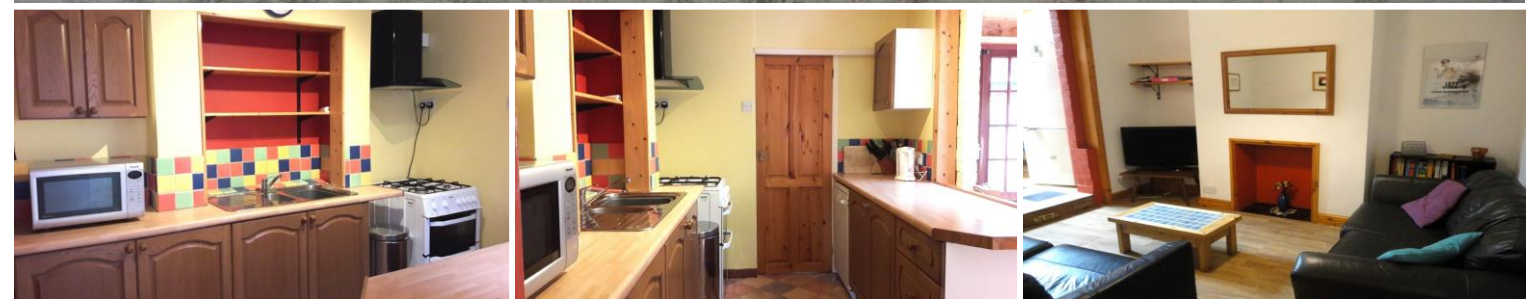




ESTATE AGENTS



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

Devon

EX4 3QJ

www.starpropertycentre.com

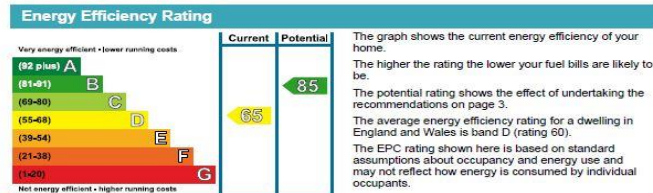
info@star-estateagents.com

01392 479100

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 2,955 |
| Over 3 years you could save | £ 1,065 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 246 over 3 years | £ 246 over 3 years | |
| Heating | £ 2,382 over 3 years | £ 1,320 over 3 years | |
| Hot Water | £ 327 over 3 years | £ 324 over 3 years | |
| Totals | £ 2,955 | £ 1,890 | You could save £ 1,065 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--|------------------|------------------------------|
| 1 Room-in-roof insulation | £1,500 - £2,700 | £ 834 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 231 |
| 3 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 945 |

To receive advice on what measures you can take to reduce your energy bills, visit www.starpowerenergyadvice.org.uk or call freephone 0800 444292. The Green Deal may enable you to make your home warmer and cheaper to run.

Disclaimer:

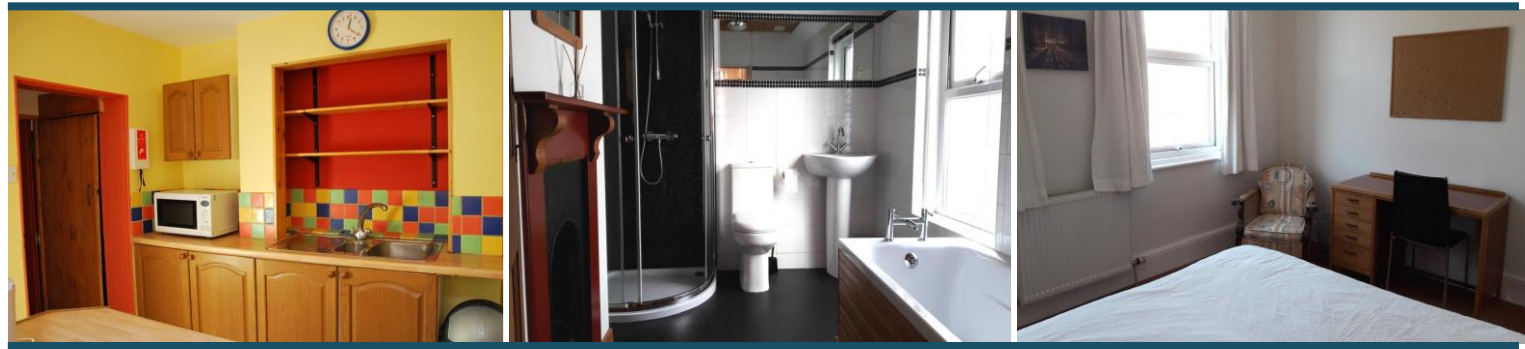
Star Estate Agents have not tested any apparatus, equipment, fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent report from relevant professionals such as surveyor or solicitor. Star Estate Agents advise buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Well Street, Exeter EX4 6QR

Asking Price £495,000

Student Investment property with FIVE double bedrooms and TWO reception rooms currently PRE LET for 2020/2021 academic year at £140pp/pw exclusive of bills. Situated in a very popular location close to both the University and the City centre. EPC – D

- Student Investment HMO
- Five Bedrooms
- Pre-Let For 2020/2021 Academic Year
- Prime Location
- Lounge
- Dining Room
- Cloakroom with Utility
- Double Glazed



Property Description

ENTRANCE VESTIBULE 4' 11" x 3' 2" (1.5m x 0.97m)

ENTRANCE HALL 15' 4" x 4' 9" (4.67m x 1.45m) Stairs rising to the first floor, radiator and under stairs cupboard. Laminate flooring.

BEDROOM ONE 11' 5" x 11' 1" (3.48m x 3.38m) uPVC double glazed window to the front aspect, laminate flooring, radiator and smooth ceiling.

LOUNGE 11' 3" x 9' 5" (3.43m x 2.87m) Laminate flooring, ornamental fireplace, radiator and television aerial point. Smooth ceiling.

KITCHEN 10' 0" x 7' 4" (3.05m x 2.24m) An inset sink with a mixer tap built into the roll edge work surface top, a range of eye and base level cupboards with drawers. Integrated dishwasher, free standing oven with gas hob and extractor canopy above.

DINING ROOM 11' 4" x 6' 4" (3.45m x 1.93m) Tiled floor, French doors to the rear aspect, radiator and sky light.

UTILITY ROOM / CLOAKROOM Integrated Washing machine and tumble dryer. WHB with a mixer tap, L/L WC. Tiled floor, radiator and wall mounted Worcester central heating boiler. Windows to the rear aspect.

FIRST FLOOR

LANDING 11' 6" x 4' 10" (3.51m x 1.47m) Stairs rising to the second floor and smooth ceiling.

BEDROOM TWO 14' 10" x 11' 5" (4.52m x 3.48m) Double glazed windows to the front aspect, two radiators and smooth ceiling.

BEDROOM THREE 11' 5" x 9' 5" (3.48m x 2.87m) uPVC double glazed window to the rear aspect, radiator, recess cupboard and smooth ceiling.

BATHROOM 10' 0" x 7' 4" (3.05m x 2.24m) A modern four piece suite comprising a L/L WC, pedestal with WHB and mixer tap, a bath and a shower cubicle with a wall mounted shower. uPVC double glazed frosted window to the side aspect and extractor fan.

SECOND FLOOR

LANDING 8' 1" x 4' 10" (2.46m x 1.47m)

BEDROOM FOUR 14' 9" x 8' 9" (4.5m x 2.67m) uPVC double glazed window to the front aspect, radiator, exposed chimney breast. Stripped wood flooring and smooth ceiling.

BEDROOM FIVE 9' 5" x 9' 5" (2.87m x 2.87m) Stripped back wooden flooring, exposed chimney breast, eaves storage and sky light. Radiator and smooth ceiling.

OUTSIDE

GARDEN Low maintenance with a terraced appearance. Attractive well populated mature trees, timber built shed. Pathway leading to rear access.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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