



ESTATE AGENTS



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

Devon

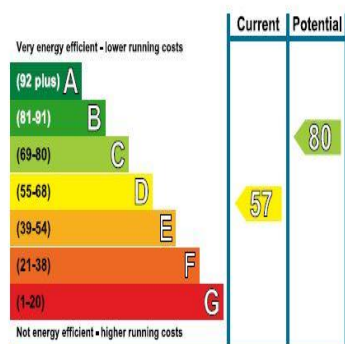
EX4 3QJ

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Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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. For further information see the Property Misdescriptions Act
Star Estate Agents Trade as Star Lettings and Property Management Ltd

18 Salisbury Road, Mount Pleasant, Exeter, EX4 6LU

Asking Price £350,000

STUDENT INVESTMENT ACCOMMODATION, FOUR DOUBLE bedrooms and a LOUNGE/DINING room currently achieving INCOME & PRE LET for 2020/21 academic year. Situated in a very popular location close to both the University and the City Centre. EPC D

- Student Investment
- Pre-Let for 2020/21 Academic Year
- Four Double Bedrooms
- Cloakroom
- Lounge/Dining Room
- Utility Room
- Spacious Bathroom
- Double Glazed



Property Description

ENTRANCE VESTIBULE

ENTRANCE HALL Stairs rising to the first floor, radiator and dado rail.

BEDROOM ONE 12' 7" x 12' 5" (3.84m x 3.78m) uPVC double glazed bay window to the front aspect, radiator.

LOUNGE/DINER 13' 2" x 11' 0" (4.01m x 3.35m) Two integrated storage cupboards, borrowed light windows to the rear aspect and under stairs cupboard. Radiator.

KITCHEN 9' 10 max" x 8' 5 max" (3m x 2.57m) An inset stainless steel sink with a mixer tap built into the roll edge work-surface top, a range of both eye, base level cupboards with drawers and tiled splash backs to the splash prone walls. Integrated cooker with four piece gas hob and extractor above, integrated fridge. uPVC double glazed window to the rear aspect. Window to the side aspect.

UTILITY 8' 5" x 6' 2" (2.57m x 1.88m) uPVC double glazed window and door to the rear aspect, Tiled floor, washing machine, tumble dryer, fridge freezer and radiator.

CLOAKROOM A two piece suite comprising a WC, wall mounted WHB, tiled floor and radiator. uPVC double glazed window to the rear aspect.

FIRST FLOOR

LANDING Dado rail, two storage cupboards and doors leading to three further bedrooms and the bathroom.

BEDROOM TWO 12' 6" x 10' 0" (3.81m x 3.05m) uPVC double glazed bay window to the front aspect, radiator and feature ornamental fireplace.

BEDROOM THREE 11' 0" x 10' 0" (3.35m x 3.05m) uPVC double glazed window to the rear aspect, radiator and feature ornamental fireplace.

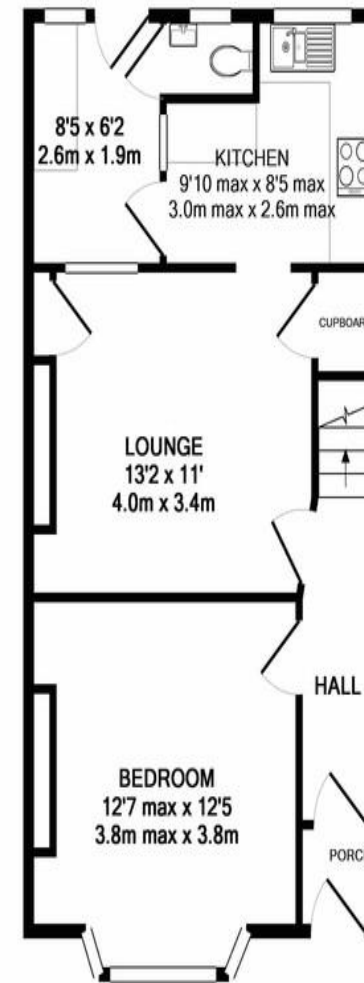
BATHROOM 9' 5" x 8' 2" (2.87m x 2.49m) A four piece suite comprising a WC, pedestal with WHB, an enclosed bath with a Victorian style mixer tap, a shower attachment and an enclosed shower cubicle with a wall mounted shower. Attractive tiled splash backs to the splash prone walls, radiator, towel rail and storage cupboard. uPVC double glazed window to the side aspect.

SECOND FLOOR

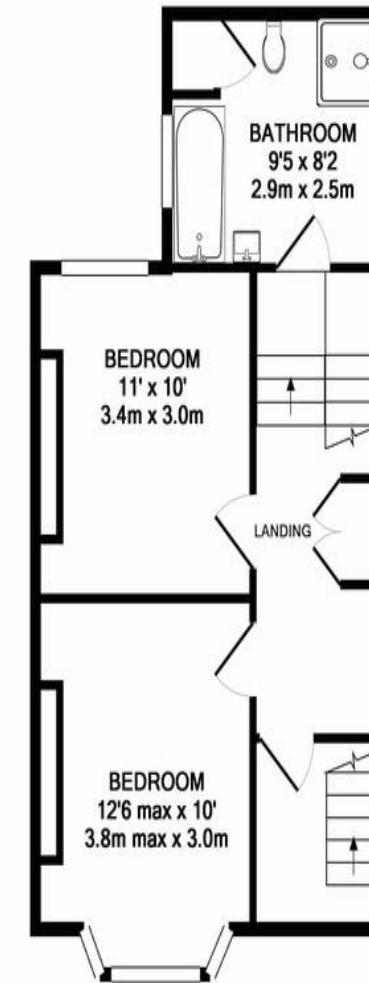
BEDROOM FOUR 14' 8" x 13' 7" (4.47m x 4.14m) Dual aspect Velux windows with blinds and a radiator.

OUTSIDE

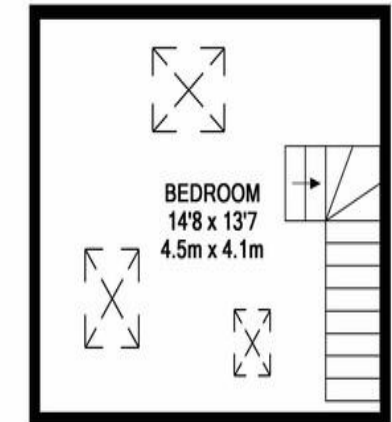
GARDEN Low maintenance with a paved patio. Timber gate to the rear aspect.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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