



ESTATE AGENTS



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

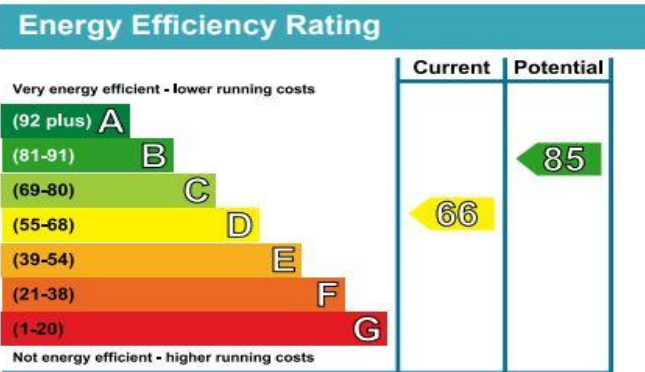
Devon

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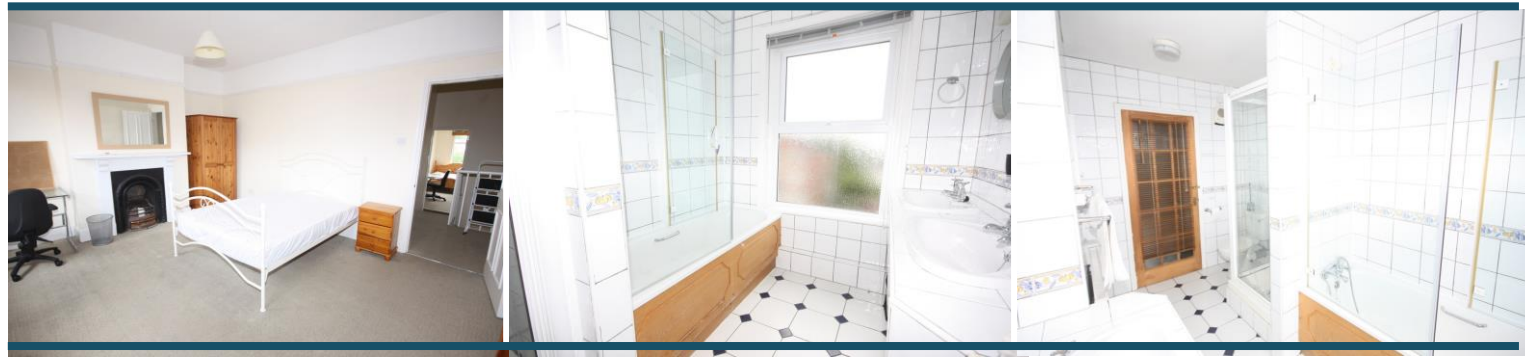
Oxford Road, St James, Exeter, Devon, EX4 6QX

Asking Price £530,000

STUDENT INVESTMENT ACCOMMODATION - Set within the PRIME Student Accommodation region is this FIVE DOUBLE BEDROOM licenced student HMO pre-let for the 2020/2021 academic year producing £30,495 income. The student investment is set over three floors with a communal lounge / kitchen, utility room cloakroom and bathroom. Outside there is a courtyard garden with views towards Pennsylvania.

EPC - D

- Student Investment HMO
- Pre - Let For 2020/2021 Academic Year
- Prime Student Location
- Five Double Bedrooms
- Spacious Kitchen / Communal Room
- Utility Room
- Bathroom
- Cloakroom



Property Description

GROUND FLOOR

ENTRANCE VESTIBULE

Ornate coving to the ceiling, part glazed door opening into:-

ENTRANCE HALL

Laminate flooring, wall mounted radiator and coat hooks, stairs rising to the first floor and stairs to lower floor. Fusebox cupboard and storage cupboard.

BEDROOM ONE

uPVC double glazed bay window to the front aspect with blinds. Two fitted wardrobe cupboards, Ornate coving to the smooth ceiling. Picture rails, wall mounted radiator.

BEDROOM TWO

uPVC double glazed window to the rear aspect with blinds, storage cupboard and recess shelving. Picture rails, wall mounted radiator.

CLOAKROOM

A two piece suite comprising a L/LWC and a wall mounted WHB. Obscured window to the side aspect.

BATHROOM

A five piece suite comprising a L/LWC, enclosed shower cubicle with a wall mounted shower, bath with Victorian style mixer tap with a shower attachment and two his and hers integrated sinks within the solid tiled worksurface top. Tiled floor, radiator and smooth ceiling. uPVC double glazed rear aspect obscured window with blinds.

LOWER FLOOR

LOUNGE

A feature fire place with marble hearth. Recess shelving and storage cupboards. Glazed window to the rear aspect. Stairs rising to the ground floor. Opening into:-

KITCHEN / DINING ROOM

An inset stainless sink with a mixer tap built into the tiled solid work surface tops, a range of matching eye and base level cupboards with drawers. Integrated four piece electric hob with oven below and an extractor fan above. Integrated fridge and dishwasher. Attractive tiled floor and wall mounted Worcester Bosch central heating boiler. Windows to the dual aspect and side aspect door to:-

UTILITY ROOM

Integrated washing machine, tumble dryer and fridge/freezer. Window and sliding door to the rear aspect.

FIRST FLOOR

LANDING

Loft access to the smooth ceiling and a wall mounted radiator.

BEDROOM THREE

uPVC double glazed windows to the front aspect with blinds, ornamental fire place, picture rails, wall mounted radiator and smooth ceiling.

BEDROOM FOUR

uPVC double glazed window to the rear aspect with blinds, ornamental fireplace, picture rails, smooth ceiling and a wall mounted radiator.

BEDROOM FIVE

uPVC double glazed windows to the dual aspect with blinds, ornamental chimney breast, wall mounted radiator and loft access to the smooth ceiling.

OUTSIDE

GARDEN

Enclosed on all sides via a combination of solid brick walls and timber gate. Patio providing Alfresco dining and brick built barbecue, steps leading to timber gate with access onto Well Street. Lawn, raised flower beds and mature trees with white picket fencing.



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

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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