



ESTATE AGENTS



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

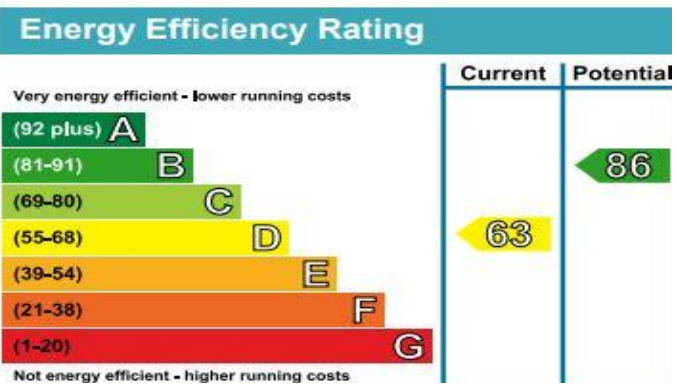
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Disclaimer:

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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

Fore Street, Exeter EX1 3BR

Asking Price £330,000

An EXCELLENT opportunity to GENERATE an 8% return with this FULLY FURNISHED & WELL EQUIPPED period property that has so much POTENTIAL to be turned into a FIVE BEDROOM HMO (STP).

- Great Investment Opportunity
- Potential HMO (STP)
- Furnished
- FIVE Double Bedrooms
- Living Room
- Modern Kitchen
- Bathroom
- Potential CIRCA £27,000 Income



Property Description

DESCRIPTION Set within Heavitree is this completely furnished period property ready to be let to professionals. This property boasts spacious accommodation throughout with its five double bedrooms on offer, a communal living room, utility room and a well equipped kitchen. To the rear is a generous garden.

ENTRANCE VESTIBULE Ornate coving to ceiling and door leading into:-

ENTRANCE HALL Stairs rising to the first floor, under stairs cupboard, wall mounted radiator and smoke alarm to the smooth ceiling.

BEDROOM ONE 12' 1" x 11' 10" (3.68m x 3.61m) uPVC double glazed bay window to front aspect, wall mounted radiator, coving to the smoke alarmed textured ceiling.

BEDROOM TWO / DINING ROOM 10' 9" x 9' 11" (3.28m x 3.02m) uPVC double glazed window to the rear aspect, wall mounted radiator, smoke alarm to the ceiling.

LIVING ROOM 11' 4" x 9' 9" (3.45m x 2.97m) uPVC double glazed window to the side aspect, wall mounted radiator and coving to the smoke alarmed ceiling. Wall mounted TV, sofa and dining table with chairs.

KITCHEN 10' 2" x 8' 8" (3.1m x 2.64m) An inset stainless steel sink with a mixer tap built into the worksurface top. Comprehensive range of both eye and base level cupboards with drawers, attractive tiled splashbacks. Integrated oven and four piece gas hob with an extractor fan above, integrated fridge/freezer and radiator. uPVC double glazed window to the rear aspect and door to side aspect.

LEAN TO / UTILITY ROOM Washing machine, tumble dryer and additional fridge/freezer. Wash hand basin and rear aspect door leading to garden.

WC WC and wall mounted central heating boiler.

FIRST FLOOR

LANDING A spacious landing with loft access and smoke alarm to the ceiling.

BEDROOM THREE 10' 10" x 9' 10" (3.3m x 3m) uPVC double glazed window to the rear aspect, smoke alarm to the ceiling and wall mounted radiator.

BEDROOM FOUR 10' 7" x 10' 0" (3.23m x 3.05m) uPVC double glazed window to the rear aspect, wall mounted radiator and smoke alarm to the ceiling.

BEDROOM FIVE 15' 10" x 10' 6" (4.83m x 3.2m) Two uPVC double glazed windows to the front aspect, wall mounted radiator, storage cupboard and coving to the smoke alarmed ceiling.

BATHROOM A four piece suite comprising a fully enclosed shower cubicle with a wall mounted shower, bath, WHB with pedestal and a L/LWC. Chrome towel rail, fully tiled walls and loft access to the ceiling. uPVC double glazed obscured window to the side aspect.

OUTSIDE

GARDEN Enclosed on all sides via a combination of solid brick walls and timber panel fencing the garden is predominately lawned with a raised patio. Gate to rear lane providing pedestrian access.

