



ESTATE AGENTS



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

Devon

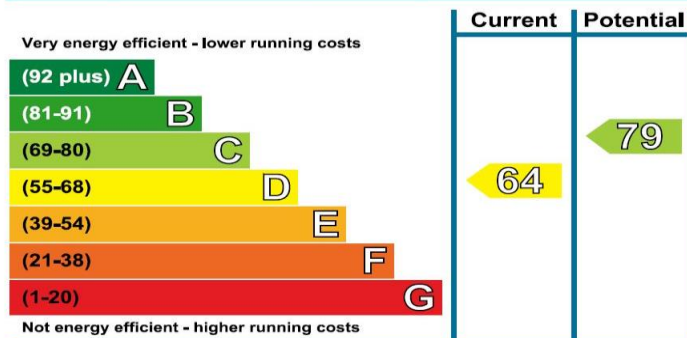
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### Energy Efficiency Rating



#### 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

7 Danes Road, St James, Exeter, Devon, EX4 4LS

Asking Price £630,000

STUDENT INVESTMENT ACCOMMODATION - Set within the PRIME Student Accommodation region is this SIX DOUBLE BEDROOM licenced student HMO with POTENTIAL to EXTEND (STP) pre-let for the 2020/2021 academic year producing £38,880. This student investment is set over three floors with a spacious kitchen, living room, bathroom and separate shower room. Outside there is a courtyard garden.

EPC - D

- Student Investment HMO
- Let for 2020/2021 Academic Year
- Potential to Extend Subject to Planning
- Six Bedrooms
- Spacious Kitchen
- Close Proximity to Exeter University Streatham Campus & City Centre





**Property Description**

**ENTRANCE PORCH**

**HALLWAY**

Stairs rising to first floor, ornate corning to ceiling and radiator.

**LIVING ROOM 18' 5" x 13' 6 max" (5.61m x 4.11m)**

A spacious light room with windows to the front aspect and French doors to the rear aspect. Picture rails, radiator and tv point.

**CONSERVATORY 13' 8" x 5' 0" (4.17m x 1.52m)**

Tiled floor and uPVC double glazed windows to the triple aspect. uPVC double glazed door to rear aspect.

**KITCHEN/BREAKFAST ROOM 19' 8" x 8' 3" (5.99m x 2.51m)**

An inset sink with a mixer tap built into the marble effect work surface, a comprehensive range of matching eye and base level cupboards with drawers. Integrated oven, hob and stainless steel extractor canopy above. Dishwasher, washing machine, tumble dryer and two fridge freezers. Breakfast bar and part tiled floor, wall mounted boiler and uPVC double glazed windows and door to the rear aspect.

**BEDROOM ONE 13' 10 into bay" x 15' 6 max" (4.22m x 4.72m)**

uPVC double glazed window to the dual aspect bay, radiator, tv point and picture rails.

**FIRST FLOOR**

**LANDING**

**BEDROOM TWO 18' 0" x 12' 8 max" (5.49m x 3.86m)**

uPVC double glazed window to the dual aspect, feature fireplace with tiled interior and original hearth, two radiators and attractive stripped wood flooring.

**BEDROOM THREE 9' 1" x 8' 1" (2.77m x 2.46m)**

uPVC double glazed window to the front aspect, radiator and a spacious walk in wardrobe.

**BEDROOM FOUR 13' 6 max into bay" x 10' 1 max" (4.11m x 3.07m)**

uPVC double glazed windows to the dual aspect, radiator and feature ornamental fireplace.

**BEDROOM FIVE 10' 7 into bay" x 8' 7" (3.23m x 2.62m)**

uPVC double glazed bay window to the rear aspect, radiator, feature fireplace and recessed shelving.

**BATHROOM**

A three piece suite comprising pedestal with WHB, low level WC and a panelled bath with wall mounted shower. Towel rail radiator. uPVC double glazed obscured window to the rear aspect.

**SECOND FLOOR**

**SHOWER ROOM**

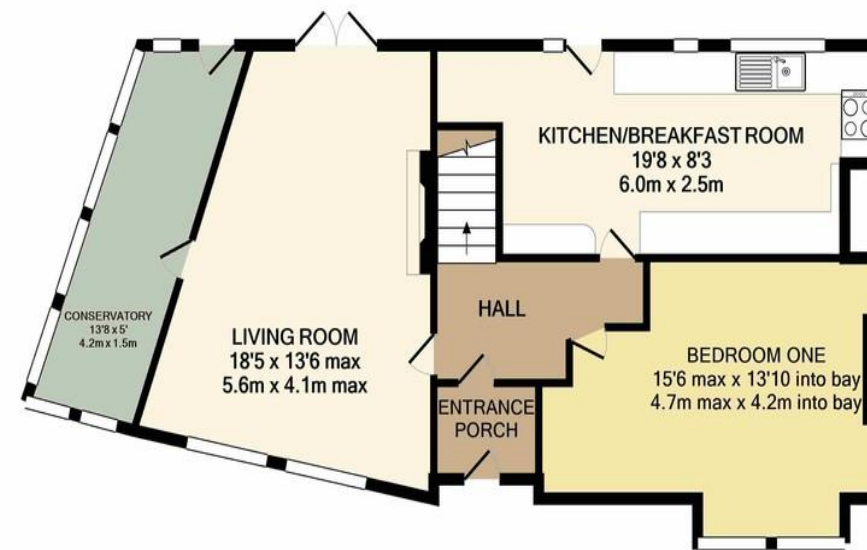
A three piece suite comprising a corner shower cubicle with a wall mounted shower, pedestal with WHB and a low level WC. Towel rail heater and velux window.

**BEDROOM SIX 17' 0" x 14' 0" (5.18m x 4.27m)**

With uPVC double glazed windows to the rear aspect and a velux window, two storage cupboards, pedestal and WHB with a mixer tap. Stripped wooden flooring and radiator.

**OUTSIDE**

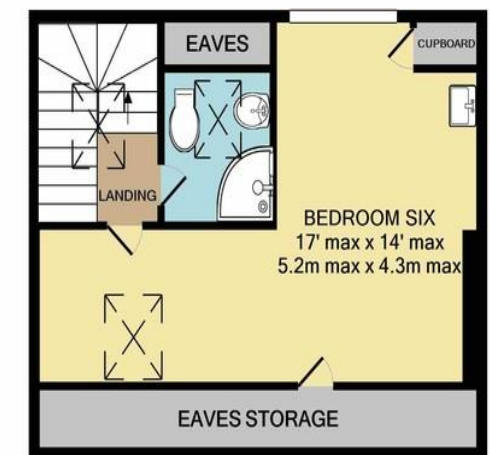
**GARDEN** An attractive enclosed courtyard with high retaining walls either side. Mature trees, outside tap and timber gate giving side access.



GROUND FLOOR



1ST FLOOR



2ND 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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