



ESTATE AGENTS



Tenure
Freehold

Council Tax Band
C

Viewing Arrangements
Strictly by appointment

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

53 Park Road, Exeter, Devon, EX1 2HT

Guide Price £450,000

A beautifully presented FIVE DOUBLE BEDROOM STUDENT HMO with POTENTIAL to create a SIXTH BEDROOM, 23FT Kitchen/Dining room and a court yard garden. Currently let for the 2020/21 academic year and producing income. Great investment opportunity for an existing landlord or an investor wanting to invest into the student market.

- Student HMO Producing Income
- Five Bedroom Student HMO
- Let For 2020/21 Academic Year to Medical Students
- Potential to Increase to a Sixth Bedroom
- Very Good Condition Throughout
- 23ft Kitchen/Dining Room



PROPERTY DESCRIPTION

Set within Mount Pleasant with easy access to the University of Exeter's St Luke's campus and the main Streatham Campus both being within 2.0 miles away from Park Road, the City centre is just over 1 mile away.

This beautifully presented, well maintained and well equipped student house has undergone major refurbishment over the years. A spacious student house boasting five double bedrooms with potential to increase to a sixth bedroom by converting the current sitting room on the ground floor. There is an impressive modern 21ft kitchen/dining room and a cloakroom to the ground floor. The property is complimented with a private courtyard garden.

ENTRANCE VESTIBULE 5' x 3' (1.52m x 0.91m)

Period features to include dado rail, ornate coving to the ceiling and inset hardened floor matting. uPVC double glazed door to front.

ENTRANCE HALL 17' 8" x 5' 6" (5.38m x 1.68m)

Stairs rising to the first floor, smoke alarm to the smooth ceiling and ornate featured archway. Under stairs cupboard, radiator and central wall mounted central heating thermostat.

BEDROOM ONE 14' 3" x 12' 1" (4.34m x 3.68m)

uPVC double glazed bay window to the front aspect, stripped wooden flooring, picture rails, ornate coving, smoke alarm to the ceiling and central ceiling rose. Wall mounted radiator.

SITTING ROOM 11' 7" x 10' 0" (3.53m x 3.05m)

Stripped wooden flooring, picture rails, radiator and smoke alarm to the smooth ceiling. uPVC double glazed windows to the rear aspect.

KITCHEN/DINING ROOM 23' 1 max" x 9' 4" (7.04m x 2.84m)

Light, airy and spacious in appearance. An inset stainless steel sink with a mixer tap built into the roll edge worksurface top, integrated four piece gas hob, oven and stainless steel extractor canopy above. Comprehensive range of matching eye and base level cupboards with drawers. Washing machine, fridge/freezer and dishwasher. Spot lights to the smooth ceiling, tiled floor and uPVC double glazed windows to the dual aspect, uPVC door to side aspect.

FIRST FLOOR

LANDING 17' 8" x 4' 6" (5.38m x 1.37m)

Stairs rising to the second floor, loft access and smoke alarm to the smooth ceiling.

BEDROOM TWO 14' 6" x 9' 2" (4.42m x 2.79m)

Stripped wooden flooring, picture rail, radiator, feature ornamental fireplace and smoke alarm to the smooth ceiling. uPVC double glazed window to the rear aspect.

BEDROOM THREE 11' 6" x 10' 1" (3.51m x 3.07m)

Stripped wooden flooring, picture rail, radiator, fitted wardrobe cupboard and smoke alarm to the ceiling. uPVC double glazed window to the rear aspect.

BEDROOM FOUR 15' 1" x 14' 3" (4.6m x 4.34m)

Stripped wooden flooring, an ornamental fireplace, fitted wardrobe cupboard, radiator, picture rails and smoke alarm to the ornate coved smooth ceiling. uPVC double glazed bay window to the front aspect.

SHOWER ROOM 8' 5" x 5' 9" (2.57m x 1.75m)

A three piece suite comprising a double shower tray with a wall mounted mains shower, pedestal with WHB and a L/LWC. Attractive splashbacks to the splash prone walls, extractor fan, radiator and uPVC double glazed obscured window to the side aspect.

SECOND FLOOR

BEDROOM FIVE 13' 2" x 9' 8" (4.01m x 2.95m)

Pedestal with WHB and a mixer tap, radiator, spot lights and smoke alarm to the smooth ceiling. Storage cupboard and additional eaves storage. Velux sky light to ceiling.

OUTSIDE

COURTYARD

Low maintenance with a storage shed and rear timber gated 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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