



ESTATE AGENTS



**16 Rosewood Terrace, St James, Exeter EX4 6JE**      **Guide Price £250,000**

STUDENT INVESTMENT ACCOMMODATION - A two double bedroom END of Terrace currently let for the 2020/21 academic year producing £1,126 per month and set within the GOLDEN TRIANGLE for student investment accommodation. The property comprises a lounge, kitchen/dining room and a shower room to the ground floor. The first floor has two double bedrooms and cloakrooms to each bedroom. To the rear is a courtyard garden. EPC - D

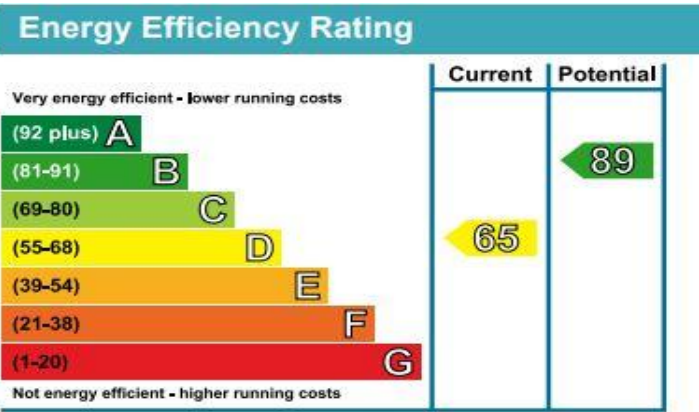
- Student Investment Producing Income
- Set within the Golden Triangle
- Close Proximity to the University of Exeter - Streatham Campus & City Centre
- Two Double Bedrooms both with Cloakrooms

Tenure  
Freehold

Council Tax Band  
B

Viewing Arrangements  
Strictly by appointment

Star Estate Agents  
6 Northernhay Place  
Exeter  
Devon  
EX4 3QJ  
[www.starpropertycentre.com](http://www.starpropertycentre.com)  
[info@star-estateagents.com](mailto:info@star-estateagents.com)  
01392 479100



**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





#### PROPERTY DESCRIPTION

Positioned just off of Well Street, Devonshire place and within close proximity to the University of Exeter's main Streatham Campus is this Two double bedroom student investment property currently let for the 2020/2021 academic year. This investment comprise a lounge, kitchen/dining room and shower room to the ground floor, to the first floor are two double bedrooms with fitted wardrobe cupboards and cloakrooms adjoining both bedrooms. Outside is a pleasant courtyard garden.

#### LOUNGE 12' 9" x 10' 4" (3.89m x 3.15m)

Laminate flooring, wall mounted radiator and uPVC double glazed window and door to the front aspect.

#### KITCHEN/DINING ROOM 11' 7" x 9' 5" (3.53m x 2.87m)

An inset stainless steel sink with a mixer tap built into the roll edge work surface top, a range of base level cupboards and attractive tiled splashbacks to the splash prone walls.. Integrated four piece hob with oven below and extractor fan above. Integrated washing machine and wall mounter Worcester central heating boiler and wall mounted radiator. uPVC double glazed window and uPVC double glazed French doors to the rear aspect. Storage cupboard.

#### SHOWER ROOM 5' 9" x 5' 2" (1.75m x 1.57m)

A white three piece suite comprising a L/LWC, pedestal with WHB and a full enclosed shower cubicle with a wall mounted shower and attractive tiled splashbacks. Tiles to floor, wall mounted radiator and extractor fan.

#### FIRST FLOOR

##### LANDING

Door/s leading to both bedrooms and radiator.

##### BEDROOM ONE 12' 9" x 10' 4" (3.89m x 3.15m)

uPVC double glazed window to the front aspect, wardrobe cupboard, integrated wooden desk and wall mounted radiator. Door leading to:-

##### CLOAKROOM

A two piece suite comprising a L/LWC and a pedestal with WHB. Bathroom cabinet, wall mounted radiator and wood laminate flooring.

##### BEDROOM TWO 12' 8" x 9' 3" (3.86m x 2.82m)

uPVC double glazed window to the rear aspect, wardrobe cupboard and integrated wooden desk. Loft access to the ceiling, wall mounted radiator and door leading to:-

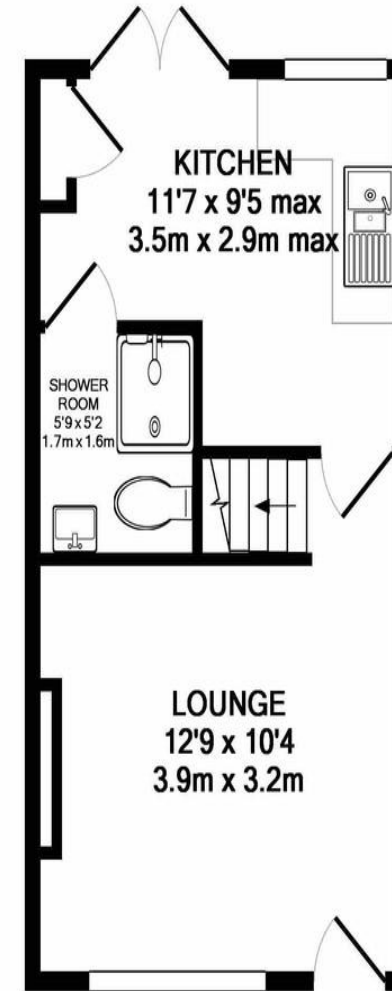
##### CLOAKROOM

A two piece suite comprising a Pedestal with WHB and a L/LWC. Wood laminate flooring, bathroom cabinet and wall mounted radiator.

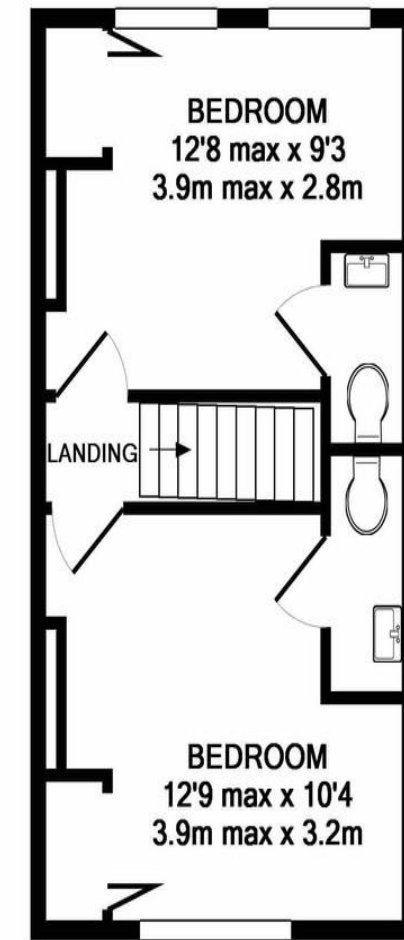
#### OUTSIDE

##### COURTYARD

Low maintenance with a paved patio and gravelled borders enclosed via solid brick walls.



GROUND FLOOR



1ST FLOOR



Made with Metropix ©2019

