



ESTATE AGENTS



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

Devon

EX4 3QJ

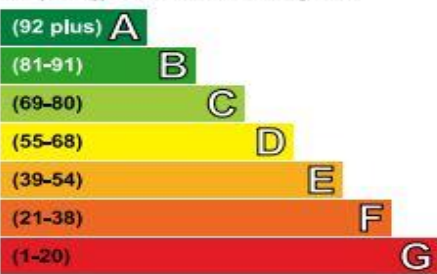
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01392 479100

### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
59	77

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



90 Pennsylvania Road, Exeter, Devon, EX4 6DQ

Guide Price £770,000

STUDENT INVESTMENT - Situated within this PRIME STUDENT AREA for Student ACCOMMODATION is this versatile EIGHT BEDROOM investment set over FOUR FLOORS which is PRE-LET for the 2020/21 academic year at an income of £55,264. The property boasts a spacious communal room, kitchen with separate utility room and three bathrooms. EPC D

- Prime Positioned Student HMO
- Fully Let for the 2020/2021 Academic Year
- Eight Bedrooms
- Three Bathrooms
- Utility Room
- Close Proximity to the University of Exeter's Streatham Campus & the City Centre





#### ENTRANCE PORCH

#### ENTRANCE HALL

Stairs rising to all upper floors, door leading down into the basement and wall mounted radiator.

#### LIVING ROOM 17' 7" x 12' 8" (5.36m x 3.86m)

uPVC double glazed bay window to the front aspect, wall mounted radiator, picture rails, cupboards and display cabinets set within recess of the chimney breast.

#### KITCHEN 13' 0" x 10' 2" (3.96m x 3.1m)

An inset stainless steel sink with a mixer tap built into the roll edge worksurface top, a range of matching eye and base level cupboards with drawers. Two ovens both with grills and four piece electric hobs with extractor canopies over. Integrated dishwasher and wall mounted radiator. uPVC double glazed window to the rear aspect.

#### INNER HALLWAY

Two storage cupboards and side aspect uPVC door to the side aspect.

#### UTILITY ROOM 8' 8" x 4' 9" (2.64m x 1.45m)

An inset stainless steel sink with a mixer tap and drainer built into the roll edge worksurface top plus cupboard at eye and base level. Integrated washing machine and integrated tumble dryer. uPVC double glazed window to the side aspect.

#### SHOWER ROOM

A shower cubicle with a wall mounted shower, a uPVC double glazed window to the rear aspect and wall mounted central heating boiler.

#### SHOWER ROOM TWO

Comprising a three piece suite with a L/LWC, pedestal with WHB and a mixer tap plus a fully enclosed shower cubicle with a wall mounted shower. Extractor fan and uPVC double glazed window to the rear aspect.

#### FIRST FLOOR

#### LANDING

#### BEDROOM ONE 12' 10" x 10' 1" (3.91m x 3.07m)

Sash window to the rear aspect, wardrobe cupboard, picture rails and wall mounted radiator.

#### BEDROOM TWO 17' 8 max" x 10' 1" (5.38m x 3.07m)

uPVC double glazed window to the front aspect and a wall mounted radiator.

#### BEDROOM THREE 10' 11" x 8' 2" (3.33m x 2.49m)

uPVC double glazed window to the front aspect and wall mounted radiator.

#### BATHROOM 6' 5" x 6' 4" (1.96m x 1.93m)

A three piece suite comprising a pedestal with WHB, L/LWC and a bath with a Victorian style mixer tap and a wall mounted shower. Towel rail heater and double glazed sash window to the rear aspect.

#### SECOND FLOOR

#### LANDING

#### BEDROOM FOUR 12' 10" x 10' 0" (3.91m x 3.05m)

Two wardrobe cupboards, picture rails, shelving set within the recess and wall mounted radiator. Sash window to the rear aspect.

#### BEDROOM FIVE 14' 3" x 7' 11" (4.34m x 2.41m)

Two wardrobe cupboards set within the recess and further storage above, wall mounted radiator and picture rails. Window to the front aspect.

#### BEDROOM SIX 11' 0" x 8' 2" (3.35m x 2.49m)

Sash window to the front aspect, wall mounted radiator, picture rails wall mounted shelving.

#### THIRD FLOOR

#### LANDING

#### BEDROOM SEVEN 11' 4" x 9' 1" (3.45m x 2.77m)

Window to the rear aspect, wall mounted radiator.

#### BEDROOM EIGHT 16' 6" x 12' 2" (5.03m x 3.71m)

uPVC double glazed window to the front aspect, wall mounted radiator, shelving and storage within the eaves.

#### OUTSIDE

#### COURTYARD

A low maintenance courtyard with attractive shingle pebbles and courtesy pathway with access onto Union Road via timber gate.



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