



ESTATE AGENTS



Tenure
Freehold

Council Tax Band
C

Viewing Arrangements
Strictly by appointment

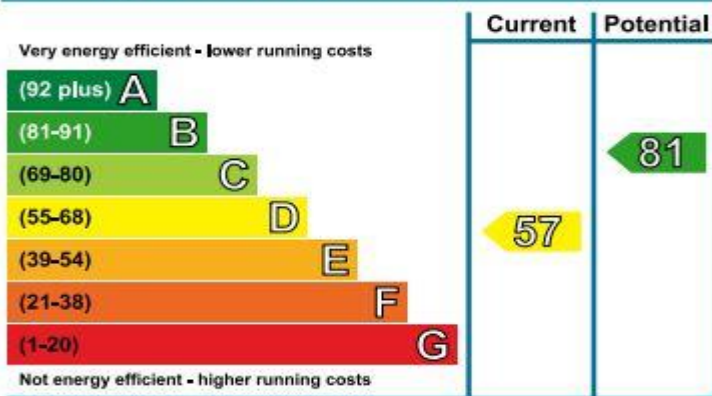
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Energy Efficiency Rating



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

Springfield Road, Exeter EX4 6JL

Guide Price £600,000

STUDENT INVESTMENT - Positioned within the PRIME STUDENT AREA for Student INVESTMENT ACCOMMODATION, this SIX BEDROOM investment has been LET for the 2020/21 academic year producing an income of £41,448 for the 2021/22 year! The property boasts a spacious kitchen with separate utility room, lounge, two bathrooms and a Cloakroom. EPC D

- Prime Positioned Student HMO
- Let & Achieving Income for the 2020/21 Academic Year
- Six Bedrooms
- Let & Managed by Star for 20 years
- Utility Room
- Two Bathrooms
- Courtyard



ENTRANCE PORCH

ENTRANCE HALL

Wall mounted radiator and stairs rising to the first floor landing.

LOUNGE 12' 8" x 12' 0" (3.86m x 3.66m)

uPVC double glazed window to the front aspect, wall mounted radiator and recess feature exposed brick wall.

KITCHEN 12' 9" x 8' 9" (3.89m x 2.67m)

Inset stainless steel sink with a mixer tap and drainer built into the rolled edge worksurface top, a range of matching eye and base level cupboards with drawers. A four piece electric hob and extractor fan above with oven and grill below, integrated dishwasher, fridge freezer. uPVC double glazed door and window to the side aspect.

UTILITY ROOM 8' 7" x 6' 0" (2.62m x 1.83m)

Integrated washing machine and tumble dryer plus worksurface top above on both sides and matching cupboards at both eye and base level. Fridge/freezer and uPVC double glazed window to the side aspect.

SHOWER ROOM 6' 2" x 5' 5" (1.88m x 1.65m)

A three piece suite comprising L/LWC, wall mounted WHB and a fully enclosed shower cubicle with a wall mounted shower, towel rail heater and uPVC double glazed obscured window to the rear aspect.

BEDROOM ONE 12' 3" x 10' 5" (3.73m x 3.18m)

uPVC double glazed window to the rear aspect, wall mounted radiator and shelves set within the recess.

FIRST FLOOR

LANDING

BEDROOM TWO 16' 2" x 8' 8" (4.93m x 2.64m)

uPVC double glazed window to the rear aspect, pedestal with WHB and wall mounted radiator.

BEDROOM THREE 12' 4" x 10' 5" (3.76m x 3.18m)

uPVC double glazed window to the rear aspect, pedestal with WHB and wall mounted radiator.

BEDROOM FOUR 9' 9" x 9' 9" (2.97m x 2.97m)

uPVC double glazed window to the front aspect, wall mounted radiator and pedestal with WHB.

BATHROOM 12' 8" x 4' 9" (3.86m x 1.45m)

A three piece suite comprising a L/LWC, pedestal with WHB and an enclosed bath with a mixer tap and shower attachment plus a shower screen. Wall mounted bathroom cabinet and an extractor fan. Towel rail heater and uPVC double glazed obscured window to the front aspect.

CLOAKROOM

A two piece suite comprising a L/LWC and a wall mounted WHB, uPVC double glazed window to the side aspect.

SECOND FLOOR

LANDING

BEDROOM FIVE 16' 1" x 12' 10" (4.9m x 3.91m)

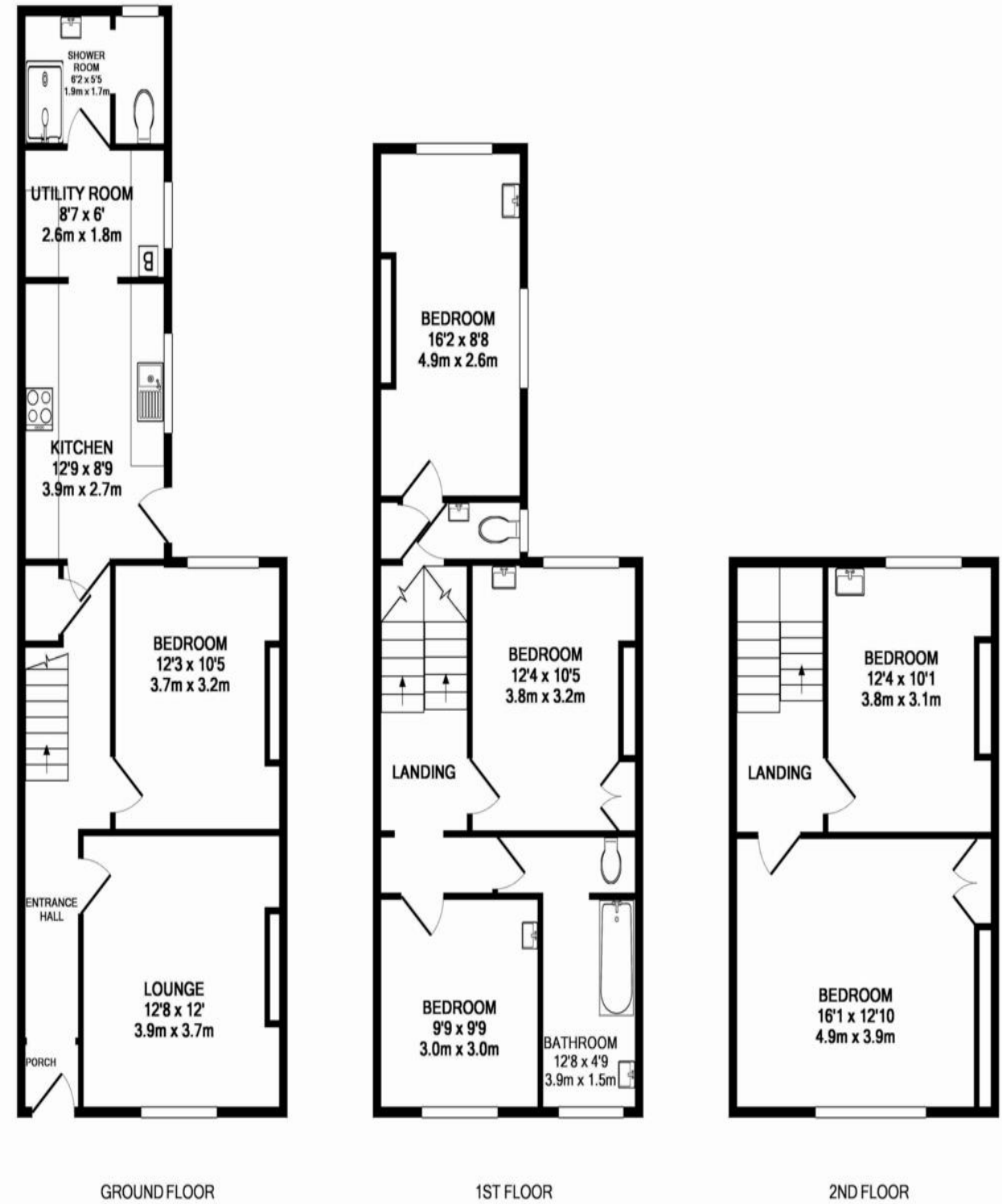
uPVC double glazed window to the front aspect, wardrobe cupboard, pedestal with WHB and wall mounted radiator.

BEDROOM SIX 12' 4" x 10' 1" (3.76m x 3.07m)

uPVC double glazed window to the rear aspect, pedestal with WHB and wall mounted radiator.

OUTSIDE

COURTYARD Enclosed on all sides by brick walling and attractive shingle pebbles.



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