



ESTATE AGENTS



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

Devon

EX4 3QJ

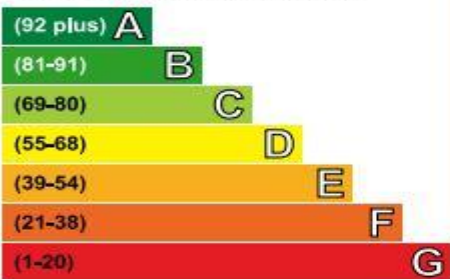
[www.starpropertycentre.com](http://www.starpropertycentre.com)

[info@star-estateagents.com](mailto:info@star-estateagents.com)

01392 479100

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
56	79

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

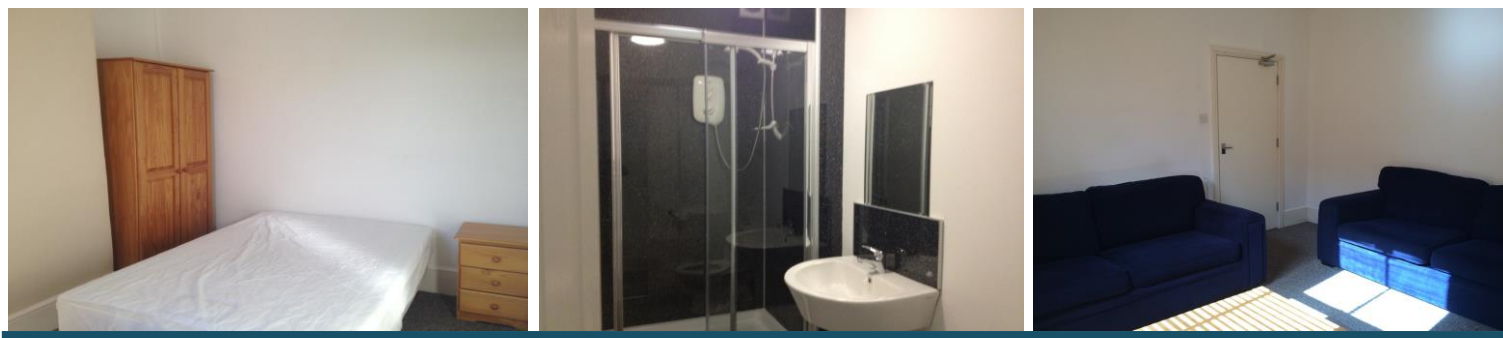
Victoria Street, Exeter EX4 6JQ

Asking Price £600,000

STUDENT INVESTMENT - Positioned within the "Golden Triangle" for student investment accommodation is this SIX bedroom HMO set over three floors, currently let for the 2020/21 academic year at an income of £41,448 for the academic year. EPC D

- Prime Located Student HMO
- Currently Let & Producing Income for 2020/21 Academic year
- Six Bedrooms
- Lounge
- Kitchen with separate utility Room
- Two Bathrooms





**ENTRANCE HALL**

Stairs rising to the first floor landing, a wall mounted radiator and ornate coving to the textured ceiling and smoke alarm.

**LOUNGE 11' 9" x 11' 8" (3.58m x 3.56m)**

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

**KITCHEN 14' 1" x 8' 2" (4.29m x 2.49m)**

An inset stainless steel sink with a mixer tap built into the rolled edge worksurface tops, range of matching eye and base level cupboards with drawers. Cooker with four piece electric hob, extractor fan above and grill plus oven below, dishwasher, fridge/freezer and tiles to floor. Spot lights to the ceiling, wall mounted radiator and uPVC double glazed door and window to the side aspect.

**UTILITY ROOM 8' 0" x 2' 11" (2.44m x 0.89m)**

Washing machine, worksurface top, fridge and freezer. Wall mounted Boiler.

**BATHROOM 8' 2" x 5' 6" (2.49m x 1.68m)**

A three piece suite comprising a L/LWC, pedestal with WHB with a mixer tap and an enclosed bath with a mixer tap and wall mounted shower attachment. Radiator, tiled floor, extractor fan and uPVC double glazed obscured window to the rear aspect.

**BEDROOM ONE 11' 9" x 9' 10" (3.58m x 3m)**

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

**FIRST FLOOR**

**LANDING**

**BEDROOM TWO 15' 7" x 11' 7" (4.75m x 3.53m)**

uPVC double glazed windows to the front aspect, wall mounted radiator.

**BEDROOM THREE 13' 11" x 8' 3" (4.24m x 2.51m)**

uPVC double glazed windows to the dual aspect and wall mounted radiator.

**BEDROOM FOUR 11' 9" x 9' 7" (3.58m x 2.92m)**

uPVC double glazed window to the rear aspect, wall mounted radiator.

**SHOWER ROOM 8' 7" x 5' 1" (2.62m x 1.55m)**

A three piece suite comprising a L/LWC, pedestal with WHB and an enclosed shower cubicle with a wall mounted shower. Extractor fan and towel rail heater.

**SECOND FLOOR**

**LANDING**

**BEDROOM FIVE 15' 7" x 7' 10" (4.75m x 2.39m)**

Velux window and wall mounted radiator.

**BEDROOM SIX 10' 9" x 9' 9" (3.28m x 2.97m)**

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

**OUTSIDE**

**COURTYARD**

Enclosed on all sides, a paved patio and raised seating area.



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