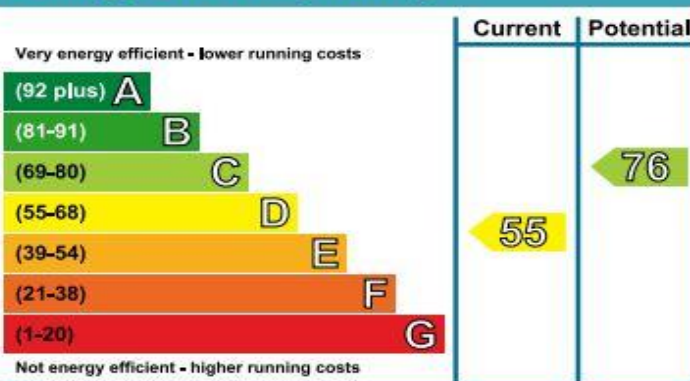




ESTATE AGENTS



### 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

Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

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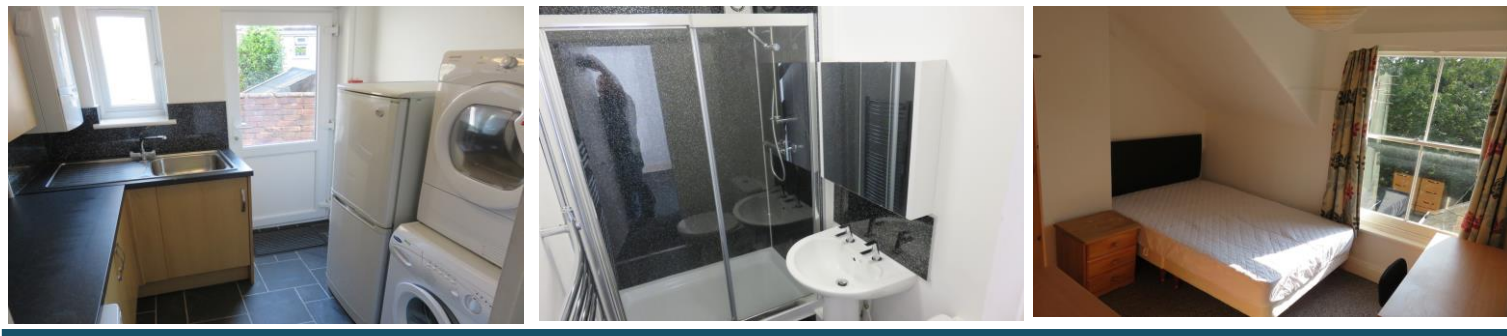


18 Queens Crescent, Exeter, Devon, EX4 6AY

Asking Price £700,000

STUDENT INVESTMENT - An imposing SEVEN BEDROOM period building set in the PRIME STUDENT AREA for the main Streatham Campus of the University of Exeter and the City centre. This property is fully let for the 2020/21 academic year, produces an income of just over £46,000 and has been Managed & Let by Star Students for 20 years. EPC D

- Student Investment
- Seven Bedrooms
- Prime Student Area
- Pre-Let for the 2020/21 Academic Year
- Three Shower Rooms
- 23FT Communal Room
- Kitchen & Separate Utility Room
- Producing An Income of



**ENTRANCE PORCH**

**ENTRANCE HALL**  
Stairs rising to the first floor landing, wall mounted radiator.

**COMMUNAL ROOM** 23' 1" x 9' 10" (7.04m x 3m)  
uPVC double glazed windows to the side aspect, wall mounted radiator, under stairs cupboard and further storage cupboard.

**KITCHEN** 10' 0" x 9' 10" (3.05m x 3m)  
An inset stainless steel sink with a mixer tap built into the rolled edge work surface tops, a range of eye and base level cupboards with drawers. Integrated over and grill and a four ring electric hob plus an extractor canopy above. Integrated dishwasher, fridge/freezer. Wall mounted radiator and uPVC double glazed window to the rear aspect.

**UTILITY ROOM** 7' 8" x 6' 10" (2.34m x 2.08m)  
An inset stainless steel sink with a mixer tap built into the rolled edge work surface tops, a range of matching eye and base level cupboards, integrated fridge, fridge/freezer, washing machine, tumble dryer and combination microwave. Wall mounted Valliant central heating boiler and uPVC double glazed window and door to the side aspect.

**SHOWER ROOM**  
A three piece suite comprising a L/LWC, wall mounted WHB and a walk in shower cubicle with a wall mounted shower and splashbacks to the splash prone walls. uPVC double glazed window to the side aspect.

**BEDROOM ONE** 15' 0 max" x 12' 4" (4.57m x 3.76m)  
Spacious room with ornate coving to the ceiling and picture rails, window seat and wall mounted radiator. Sash bay window to the front aspect.

**BEDROOM TWO** 13' 5" x 10' 0" (4.09m x 3.05m)  
Ornate coving to the ceiling and picture rails. Pedestal with WHB and an enclosed shower cubicle with a wall mounted shower set within the corner of the room, wall mounted radiator and window to the rear aspect.

**FIRST FLOOR**

**LANDING**  
Stairs rising to the second floor bedrooms and access to the first floor bedrooms.

**BEDROOM THREE** 16' 5" x 15' 0 max" (5m x 4.57m)  
Window seat, picture rails, ornate coving to the ceiling and a wall mounted radiator. Bay window to the front aspect.

**BEDROOM FOUR** 13' 5" x 10' 4" (4.09m x 3.15m)  
uPVC double glazed window to the rear aspect, picture rails and wall mounted radiator. An enclosed shower cubicle with a wall mounted shower and splashbacks to the splash prone walls.

**BEDROOM FIVE** 14' 3 max" x 9' 10 max" (4.34m x 3m)  
uPVC double glazed bay window to the rear aspect, wall mounted radiator and wall mounted shelf.

**SHOWER ROOM**  
A three piece suite comprising a L/LWC, pedestal with WHB and a mixer tap plus an enclosed shower cubicle with a wall mounted shower. Wall mounted bathroom cabinet and loft access, extractor fan and uPVC double glazed obscured window to the side aspect and a chrom towel rail heater.

**CLOAKROOM**  
Comprising a two piece suite with a wall mounted WHB and a WC, wall mounted bathroom cabinet and uPVC double glazed obscured window to the side aspect.

**SECOND FLOOR**

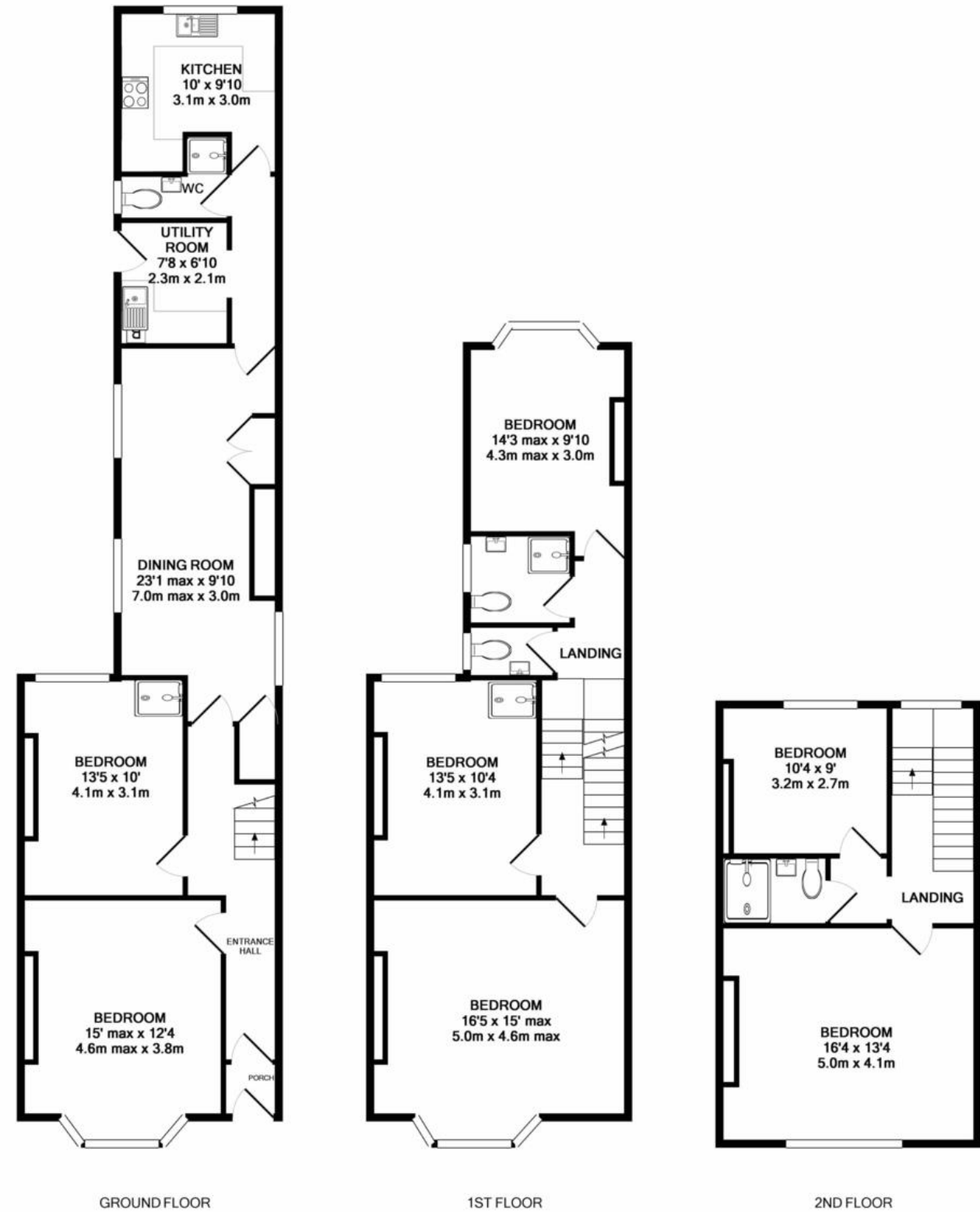
**LANDING**  
**BEDROOM SIX** 16' 4" x 13' 4" (4.98m x 4.06m)  
Window to the front aspect and wall mounted radiator.

**SHOWER ROOM**  
A three piece suite comprising a pedestal with WHB , L/LWC and an enclosed shower cubicle with a wall mounted shower. An extractor fan, a chrome towel rail heater and wall mounted bathroom cabinet.

**BEDROOM SEVEN** 10' 4" x 9' 0" (3.15m x 2.74m)  
uPVC double glazed window to the rear aspect and a wall mounted radiator.

**OUTSIDE**

**COURTYARD**  
Enclosed on all sides by a solid brick wall. Wooden gate providing rear pedestrian access.



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