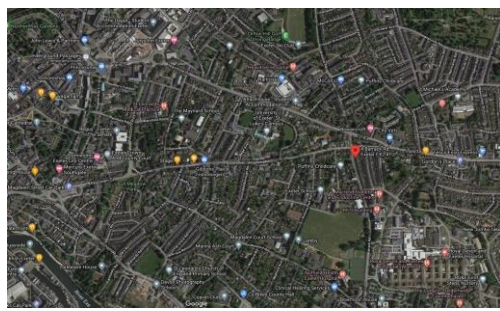




ESTATE AGENTS



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Barrack Road, Exeter EX2 5ED

Guide Price £435,000

Situated within the favourable location of ST LEONARDS, close proximity to the University of Exeter's St Lukes campus and the Royal Devon & Exeter Hospital is this FIVE bedroom student HMO currently achieving income!. Barrack Road has a lot of potential to increase into a Six bedroom student HMO and in our opinion also has an opportunity to uplift the rental income from 2022/2023 academic year. EPC C

- Student HMO
- Let For 2021/22 Academic Year
- Five Bedrooms
- Spacious Kitchen/Breakfast Room
- Communal Living Room
- Shower Room
- Separate WC
- Courtyard with Rear Access



ENTRANCE VESTIBULE 4' 4" x 2' 10" (1.32m x 0.86m)

ENTRANCE HALL 16' 4" x 4' 11" (4.98m x 1.5m)

A spacious entrance with stairs rising to the first floor landing and smoke alarm to the ceiling.

KITCHEN/BREAKFAST ROOM 20' 11" x 9' 6" (6.38m x 2.9m)

An inset stainless steel sink with a mixer tap and drainer built into the rolled edge work surface tops, a range of matching eye and base level cupboards with drawers. Integrated four piece gas hob with an extractor fan above and oven below, Freestanding washing machine, tumble dryer and fridge/freezer. Wall mounted central heating combination boiler, half tiled floor.

Breakfast/dining table and uPVC double glazed windows to the dual aspect and side aspect uPVC double glazed door leading to the courtyard. Door leading to:

CLOAKROOM 4' 5" x 2' 5" (1.35m x 0.74m) Comprising a two piece suite with a L/LWC and wall mounted WHB with tiled splashbacks.

COMMUNAL LIVING ROOM 12' 1" x 9' 7" (3.68m x 2.92m)

Stripped wooden flooring and uPVC double glazed window to the rear aspect.

BEDROOM ONE 14' 2" x 11' 8" (4.32m x 3.56m) uPVC double glazed bay window to the front aspect, wall mounted radiator and stripped wooden flooring.

FIRST FLOOR

LANDING 20' 1" x 4' 10" (6.12m x 1.47m) With Stairs rising to the second floor accessing bedroom five. Access to the communal shower room.

BEDROOM TWO 15' 6" x 14' 10" (4.72m x 4.52m) uPVC double glazed bay window to the front aspect, a feature ornamental fire place, rustic stripped wooden flooring and wall mounted radiator.

BEDROOM THREE 12' 7" x 9' 5" (3.84m x 2.87m) uPVC double glazed bay window to the rear aspect, wall mounted radiator and inset sink.

BEDROOM FOUR 12' 1" x 9' 9" (3.68m x 2.97m) uPVC double glazed window to the rear aspect, wall mounted radiator, a feature ornamental fireplace and stripped back wooden flooring. Inset sink with vanity unit below.

SHOWER ROOM 6' 5" x 5' 10" (1.96m x 1.78m)

A three piece suite comprising a full enclosed shower cubicle with a wall mounted shower and attractive water proof boarding, L/LWC and pedestal with WHB over. uPVC double glazed obscured window to the side aspect.

SECOND FLOOR

BEDROOM FIVE 14' 5" x 11' 5" (4.39m x 3.48m) Two Velux Skylights to the ceiling, wall mounted radiator, storage within the eaves and pedestal with WHB over.

OUTSIDE

COURTYARD GARDEN Enclosed on all sides via solid brick walls and a timber built gate to the rear accessing the rear passage lane. Timber built storage shed.

