



Fore Street Exeter Devon EX4 3AN

£700,000

Historic Grade II listed multiple occupancy town house with maisonette and cafe. Currently producing an annual income of £44,700 and a rental yield of 6.39%

city sales & lettings 



- **IDEAL INVESTMENT OPPORTUNITY**
 - **GROUND FLOOR CAFE**
 - **ONE BEDROOM MAISONETTE**
- **MULTIPLE OCCUPANCY TOWN HOUSE**
- **FOUR BEDROOMS ALL WITH EN-SUITES**
- **COMMUNAL KITCHEN / DINING ROOM**
 - **COMMUNAL LOUNGE**
 - **SAUNA & ROOF TERRACES**

DESCRIPTION Historic Grade II listed multiple occupancy town house with maisonette and cafe. Currently producing an annual income of £44,700 and a rental yield of 6.39%

The accommodation offers; cafe, maisonette with lounge, kitchen, bedroom, ensuite shower room and private patio. Four bedrooms all with ensuite (one with spa bath and sauna), three with roof terraces and spacious communal lounge, dining area and kitchen.

ACCOMMODATION

Double opening doors to:

ENTRANCE LOBBY Timber and glazed door to entrance hall. Consumer cupboard. Tiled flooring. Wall light point. Timber and glazed door to:

CAFE 7' 10" x 50' 0" (2.39m x 15.24m) The front section of the unit is laid out as a cafe area. To the rear of this is a kitchen and preparation area. There are separate toilet facilities with low level WC and wash hand basin.

The ground floor premises are currently let to 'Lets Do Cafe' at a passing rent of Â£9,600 per annum. Although no copy of the lease has been provided, it is understood from the lessee that the lease falls within the Landlord and Tenant Act 1954 Part II.

ENTRANCE HALL Inset ceiling spotlights. Dado rail with part timber clad walls. Stairs rise to first floor. Door to:

GROUND FLOOR MAISONETTE

LOUNGE Ceiling light point. Two PVCu double glazed windows to rear. TV point. Radiator. Timber and part glazed stable door to rear patio. Stairs rise to first floor.

KITCHEN Two ceiling light points. Consumer unit. Range of wall and base units with working surfaces over and inset stainless steel sink and drainer with mixer tap over. Inset electric hob with stainless steel extractor canopy over. Partly tiled walls. Built in oven. Space and plumbing for washing machine. Space for fridge freezer. Space for table and chairs. Wood effect laminate flooring.

FIRST FLOOR BEDROOM Ceiling light point. PVCu double glazed window to rear. TV aerial point. Radiator. Door to:

ENSUITE SHOWER ROOM Ceiling light point. Extractor fan. Glazed shower enclosure, pedestal wash hand basin with mixer tap over and low level WC.



COURTYARD Paved patio enclosed by stone walling.

From hallway stairs lead to first floor.

FIRST FLOOR LANDING Ceiling light point. Stairs lead up to the second floor. Door to Bedroom One and door to:

WC Low level WC and pedestal wash hand basin.

BEDROOM ONE 20' 11" x 16' 6" (6.38m x 5.03m) Spacious room with lounge area with feature fireplace with coal effect gas fire on a tiled hearth with timber surround. Radiator. And bedroom area with built in bedroom furniture comprising wardrobes, drawers and overbed storage units. TV aerial point. Telephone point. Open to:

BATHROOM Ceiling light point. Wall light point. Panelled jacuzzi bath with shower attachment over. Pedestal wash hand basin with mixer tap over and low level WC. Extractor fan. Door to walk in double shower enclosure. Wood effect vinyl flooring.

SAUNA Fully pine panelled with seating area, heating unit and inset ceiling spotlights.

OPEN PLAN DINING ROOM / KITCHEN

DINING AREA 33' 9" x 17' 4" (10.29m x 5.28m) Exposed ceiling beams. Ceiling light point. Timber framed windows to rear. Two radiators. Cupboard housing the boiler. Inset coal effect gas fireplace with copper canopy over on a tiled hearth. Door to roof terrace. Ornate original shallow wall mounted cupboard with attractive wood panelled doors and arched detail. Inner hallway with stairs leading up to the third floor and opening to Lounge. Open plan to:

KITCHEN AREA 18' 2" x 8' 3" (5.54m x 2.51m) Exposed ceiling beams. Ceiling light point. Range of wall and base units with roll edge working surfaces over and inset stainless steel sink and drainer with mixer tap over. Inset electric hob with extractor hood over. Breakfast bar. Built in eye level double oven. Space for under counter fridge. Space and plumbing for washing machine and tumble dryer. Partly tiled walls. Vinyl flooring. Door to:

LOUNGE 22' 2" x 16' 11" (6.76m x 5.16m) Historic ornate sculptured ceiling and cornicing with two ceiling light points. Radiator. Feature exposed brick chimney breast with recess on a tiled hearth with iron grate and exposed oak beam. Dado rail. TV point. Secondary glazed original timber framed sash windows to front aspect.

THIRD FLOOR LANDING Doors to Bedroom Two & Bedroom Three and stairs to fourth floor.

BEDROOM TWO 17' 5" x 15' 8" (5.31m x 4.78m) Ceiling light point. Slightly raised platform to secondary glazed original timber framed sash windows to front. Feature exposed brick fireplace with wooden mantel over. TV point. Radiator. Door to;

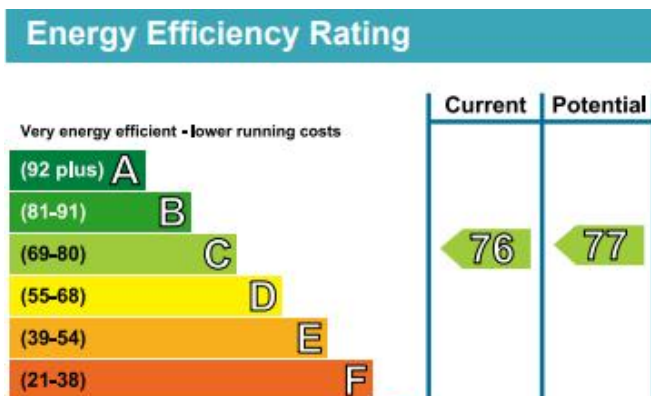
ENSUITE Ceiling light point. Panelled bath with shower attachment over. Vanity unit with mixer tap over and cupboards under. Low level WC. Partly tiled walls. Vinyl flooring.

BEDROOM THREE 16' 10" x 15' 10" (5.13m x 4.83m) Pendant light point with ornate ceiling rose. Timber framed windows to rear. Radiator. Exposed brick feature fireplace. Door to built in wardrobe. Door to roof terrace. Step up and door to:

ENSUITE Ceiling light point. Extractor fan. Glazed shower cubicle, low level WC and pedestal wash hand basin. Partly tiled walls. Vinyl flooring.

BEDROOM FOUR 27' 11" x 9' 9" (8.51m x 2.97m) Sloped ceilings with pendant light point. Timber framed windows to front opening onto a balcony with timber balustrade. Electric convector heater. TV point. Open to:

BATHROOM AREA Fluorescent strip light. Panelled bath with shower attachment over. Low level WC and pedestal wash hand basin. Doors to built in wardrobe and door to walk in storage area with power and light.



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Exeter City Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements