

Flat 2, 1 Sylvan Road, Pennsylvania, Exeter, EX4 6EW



A six bedroom student rental property located within convenient distance of the University and the City Centre. Currently let for the 2018/19 academic year with a gross annual income of over £35,000.

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£595,000 DCX00235

cooksleys.co.uk

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Located just off Union Road, 1 Sylvan Road is within a mile of the main University campus and the city centre is just over a mile. The property occupies the first, second and third floors of a substantial Victorian building prominently located at the bottom of Sylvan Road and providing off-road parking.

The well-equipped accommodation provides six student bedrooms, a living room, kitchen, two bathrooms and a separate shower room. All the bedrooms have built in cupboards and T.V and internet points.

This is an excellent investment opportunity which is currently providing a gross income of over £35,000 per annum.

THE ACCOMMODATION COMPRISES:

GROUND LEVEL

External metal stairway to the first floor.

FIRST FLOOR

Entrance door to:

Entrance Lobby

Radiator. Double glazed window to the side elevation. Coat hooks. Fire alarm control panel. Built in cupboard housing gas central heating boiler, water meter, tumble dryer and washing machine. Access to:

Shower Room 6' 9" x 6' 1" (2.06m x 1.85m)

Corner shower cubicle with electric shower. Fully tiled walls. Wash basin with mirror over and electric shaver point and light. Close coupled W.C. Heated towel rail. Double glazed window to side aspect. Radiator. Vinyl flooring.

LANDING

Two storage cupboards. Double glazed window to side elevation. Radiator. Access to:

Bathroom 9' 0" x 8' 0" (2.74m x 2.44m)

White suite: panel bath with electric shower over and shower screen; wash basin; close coupled W.C. Electric shaver socket. Radiator. Built in airing cupboard with shelving. Fully tiled walls. Extractor fan. Vinyl flooring.

Bedroom One 12' 3" x 11' 0" (3.73m x 3.35m)

Double glazed window to side elevation. Radiator. Internet point. T.V point. Built-in wardrobe with hanging rail and cupboards over.

Bedroom Two 16' 7" x 9' 10" (5.05m x 2.99m)

Double glazed window to the front. Radiator. Internet point. T.V point. Built-in double wardrobe

with storage cupboards over.

Bedroom Three 18' 0" x 14' 2" (5.48m x 4.31m)

Double glazed window to the front. Two radiators. T.V point. Double wardrobe with cupboards over.



SECOND FLOOR

Landing

Double glazed window to the side elevation. Under stairs cupboard housing freezer. Radiator.

Living Room 15' 3" x 13' 11" (4.64m x 4.24m)

Double glazed window to the front elevation. Wall lights. Fireplace with fitted electric fire. T.V point. Radiator.



Bedroom Four 17' 2" x 9' 11" (5.23m x 3.02m)

Double glazed corner window to the side and front. Radiator. Internet point. T.V point. Double wardrobe with hanging rail and cupboards over.

Bedroom Five 11' 2" x 11' 0" (3.40m x 3.35m)

Double glazed window to the side elevation. Internet point. T.V point. Built-in wardrobe with hanging rail.

Bathroom 11' 1" x 9' 8" (3.38m x 2.94m)

Double glazed window to the rear. Extractor fan. Fully tiled walls. Light/shaver socket. White wash

basin, close coupled W.C and bath with electric shower over and shower curtain. Vinyl flooring. Separate shower cubicle.

Hall

Five steps down to:

Kitchen/breakfast Room 11' 3" x 10' 2" (3.43m x 3.10m)

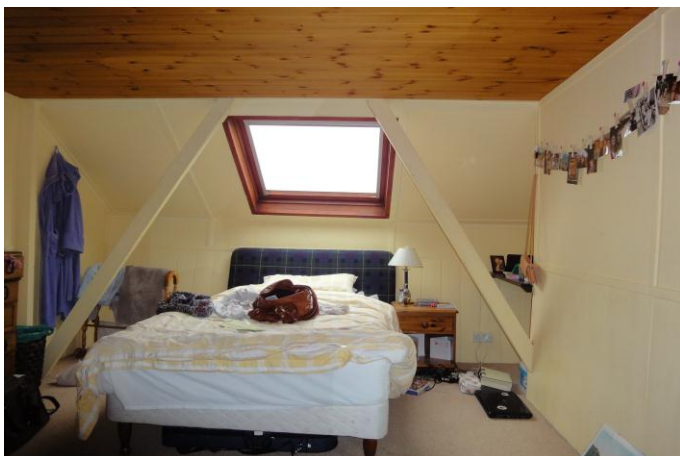
Two double glazed windows to the side. Radiator. Tiled floor. Range of matching fitted wall and base cupboard units with work surfacing. Fitted breakfast bar. Single drainer sink unit. Fitted electric oven and hob with extractor hood over. Two large built-in fridge/freezers. Dishwasher.

THIRD FLOOR

Storage space. Access to:

Bedroom Six 10'8 x 15'6 (3.27m x 4.74m)

Velux window. Under eaves storage cupboards. Walk-in storage/wardrobe cupboard. T.V point. Internet point. Radiator.



OUTSIDE.


There are two off road parking spaces to the front. Two parking permits can be obtained from the city council for additional on road parking.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations, Terrorist Financing and Transfer of Funds Regulations 2017 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.


Energy Performance Certificate 

Flat 2,
1, Sylvan Road,
EXETER, EX4 6EW


Dwelling type: Top-floor maisonette
Date of assessment: 20 November 2008
Date of certificate: 28 November 2008
Reference number: 2308-6904-6279-5258-0080
Total floor area: 197 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E	48	52	(20-34) E	42	45
(21-38) F			(11-19) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC 

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.


Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	337 kWh/m ² per year	314 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	10 tonnes per year
Lighting	£150 per year	£100 per year
Heating	£1,335 per year	£1,273 per year
Hot water	£127 per year	£120 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome





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