



66 Blackboy Road Exeter, EX4 6TB

GUIDE PRICE: £400,000 - £425,000. **ARRANGED AS 3 FLATS** A large, well maintained four storey mid-terrace house suitable as a large family home or investment property for the rental market with the potential to generate a substantial income when modernised and refurbished. The property is currently arranged as three one bedroom flats, the second floor flat officially a maisonette with bedroom created from an attic conversion. All flats benefit from electric heating and uPVC double glazing and we understand that the double glazing was installed some 20 years ago. The property has been fully let in recent years, complies with health and safety regulations and offers the potential to upgrade to a much higher standard to achieve optimum yield.

A communal entrance vestibule and hall gives way to the ground floor flat and the two upper floor flats. The ground floor flat comes with its own separate hall, lounge, bedroom, bathroom, kitchen and sun room which opens onto a sizeable south facing rear garden. The first floor flat comes with lounge/bedroom, kitchen/diner and bathroom, and the second floor maisonette comes with lounge, kitchen/diner, bathroom and attic bedroom.

Blackboy Road is situated in a popular residential area conveniently located close to local amenities, Waitrose, St Sidwell's Point Leisure Centre and the city centre. The property is also well placed for students seeking somewhere to live within walking/cycling distance of the university campus with the city centre just 5-10 minutes by foot.

Strong interest anticipated and early viewings recommended.

Guide Price £400,000

66 Blackboy Road

Exeter, EX4 6TB



- NO ONWARD CHAIN
- LARGE FOUR STOREY TERRACED HOUSE
- Compliant with all Health & Safety Regulations
- Residents' On Street Permit Parking
- EXCITING INVESTMENT OPPORTUNITY
- ARRANGED AS THREE ONE BEDROOM FLATS
- Potential to Upgrade to Higher Specification
- NEAR UNIVERSITY, CITY CENTRE & HOSPITALS
- Electric Heating & uPVC Double Glazing
- 60ft South Facing Rear Garden

Communal Entrance Vestibule & InnerRear Garden

Hall 51'7" x 16'10" (15.74m x 5.15m)

Ground Floor Apartment

Inner Hall Areas & Storage

Lounge/Diner

14'10" x 11'10" (4.53m x 3.62m)

Bedroom

13'8" x 9'11" (4.18m x 3.03m)

Bathroom

6'10" x 5'11" (2.09m x 1.82m)

Kitchen

14'5" x 5'2" (4.41m x 1.60m)

Sun Room

12'6" x 5'1" (3.83m x 1.57m)

First Floor Apartment

Lounge/Bedroom

16'2" x 12'9" (4.95m x 3.90m)

Kitchen/Diner

13'3" x 10'0" (4.04m x 3.07m)

Bathroom/WC

6'1" x 5'11" (1.86m x 1.82m)

Second Floor Maisonette

Lounge

15'1" by 13'2" (4.61m by 4.02m)

Kitchen/Diner

13'8" x 10'1" (4.19m x 3.09m)

Bedroom (4th floor)

15'1" x 10'1" (4.62m x 3.09m)

Bathroom

On Street Residents' Permit Parking
Nearby



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	39	54

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		