

5 Clifton Road, Exeter

Exeter

In Excess of **£550,000**



5 Clifton Road

Exeter, Exeter

Lucrative 6-bed student rental near Exeter's St Luke's Campus & city centre. Securely let until 2025/26, boasting courtyard garden & prime location. Hassle-free investment opportunity not to be missed

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Close to St Luke's and city centre but still only short walk to Streatham campus.
- 6 double bedrooms including study and storage space
- Courtyard Garden
- 6 Double Bedrooms
- Currently let for the academic year 2024/25.
- Students in place for 2025/26





Kitchen/Dining

The kitchen diner is the heart of this spacious property, designed to cater to the needs of a busy shared household. It combines practicality, durability, and a welcoming atmosphere, ensuring all tenants have a functional and sociable space to cook, dine, and relax together.

Lounge

Comfortable lounge designed to be the perfect space for relaxation, socialising, and unwinding after a busy day. Whether you're catching up with housemates, bingeing your favorite series, or simply looking for a quiet corner to read, this lounge has everything you need.

Bedroom 6

Bathrooms

This property features two well-equipped bathrooms designed to meet the needs of shared student living. Thoughtfully arranged, the bathrooms provide a balance of functionality and comfort to ensure convenience for all tenants.

Bedrooms 1 - 6

All six bedrooms are generously spaced doubles, that allow excellent natural light. All rooms allow for ample storage along with a private study area for students.





GARDEN

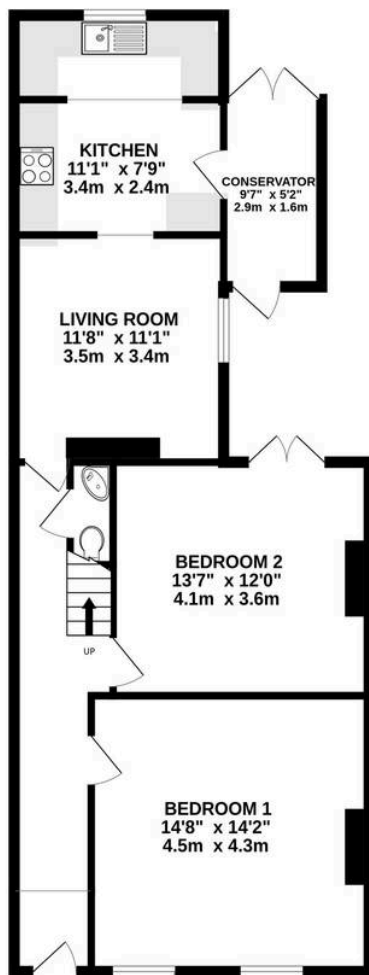
REAR GARDEN

A good sized courtyard garden, low maintenance perfect for hosting.

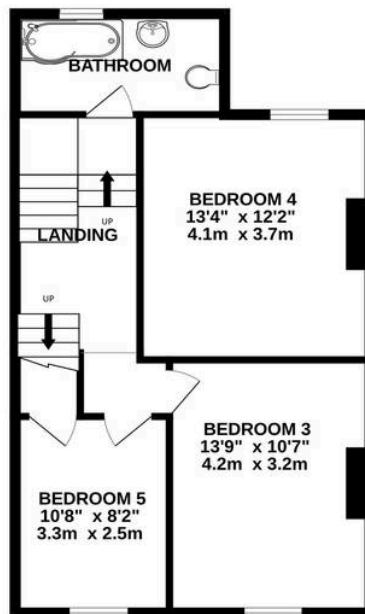
PERMIT



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



5 CLIFTON ROAD EX1 2BR

TOTAL FLOOR AREA : 1657 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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