





Property Description

A 5 bedroom VICTORIAN HOUSE OF MULTIPLE OCCUPANCY and fully licenced for 5 individuals ideal for working people or students. The property is ready to let and currently has some of the rooms let bringing in an income, when fully occupied the seller has informed us that the income is £30,000 per year. Outside there is an easy maintenance level garden which is partly paved and part gravel with stocked flower borders, the property is a residential parking zone. The home is within walking distance of Exeter City Centre also close to local amenities, shops and transport links.

Entrance Porch

Door to front.

Entrance Hall

Obscured door to front, under stairs storage, wall mounted radiator.

Living Room 14' 2" x 11' 6" into recess (4.32m x 3.51m into recess)

Double glazed front aspect bay window, picture rail, shelving, wall mounted radiator.

Kitchen 11' 2" x 8' 9" (3.40m x 2.67m)

Double glazed door to side, double glazed obscured window to side, wall and base units, work surfaces, electric oven, gas hob with extractor over, tiling, space for fridge freezer, 1 1/2 bowl stainless steel sink unit, boiler.

Utility 18' 9" x 5' 5" (5.71m x 1.65m)

Double glazed door to rear, plumbing for washing machine, space for further appliances, double sink unit.

Bedroom 4 11' 8" x 9' 7" (3.56m x 2.92m)

Double glazed rear aspect window, picture rail, wall mounted radiator.

Bedroom 5 9' x 8' 7" (2.74m x 2.62m)

Double glazed rear aspect window, wall mounted radiator.

First Floor Landing

Airing cupboard.

Bedroom 1

15' 2" into recess x 11' 9" (4.62m into recess x 3.58m)

Two double glazed front aspect windows, fireplace, picture rail, wall mounted radiator.

Bedroom 2

11' 7" x 9' 8" into recess (3.53m x 2.95m into recess)

Double glazed rear aspect window, fireplace, wall mounted radiator.

Bedroom 3

14' 3" x 8' 9" (4.34m x 2.67m)

Double glazed rear aspect window, picture rail, loft access, fireplace, wall mounted radiator.

Bathroom

5' 9" x 4' 9" (1.75m x 1.45m)

Double glazed obscured side aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling.

Front Garden

Gravelled area and tiled path.

Rear Garden

Patio, gravelled area, outside tap, shed, gated access to rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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8-9 South Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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