



Queens Road, Exeter

Connells

SIGNATURE





## Queens Road, Exeter

### Agents Note:

The vendor is selling the Freehold property which consists of four flats, expired leasehold titles are recorded at land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements and take guidance from your conveyancer for this type of purchase to ensure it meets your needs and timeframes involved.

Please refer to individual descriptions for confirmation of EPC ratings and Council Tax Bands associated with each.

### Flat 1

Hall, 1 bed, 1 en-suite. kitchen/living area. Council Tax Band: A. EPC rating: C

### Entrance Hall

Small porch with internal door to entrance

hall.

### Kitchen/ Living Area

Open plan room with double glazed bay window to front aspect. Fitted wall and base units with space for appliances. Radiator. Door to bedroom.

### Bedroom

Large double bedroom with door to en suite. Radiator. Door to courtyard garden.

### En Suite

Walk in shower. Low level toilet. Wash basin.

### Outside

Rear courtyard area with enclosed fence.

### Flat 2

1 bed, 1 bath, living room, kitchen. Council

Tax Band: A, EPC rating: C

### Communal Hall

Entrance door leads to staircase up to first floor. Door to Flat 2. Door to private locked Bathroom for flat 2. Private Storage cupboard.

### Living Room

Door to living/room. Double glazed front aspect window. Door to kitchen. Radiator.

### Kitchen

Wall & Base units with space for appliances. Double glazed front aspect window.

### Bedroom

Large double bedroom with rear aspect double glazed window. Locked door to

communal landing.

### Bathroom

Accessed via communal hall. Private locked bathroom for Flat 2. Panelled bath with shower over. Low level toilet. Wash hand basin.

### Flat 3

1 bed, bathroom. kitchen. Council Tax Band: A. EPC rating: D

### Communal Hall

Entrance door leads upstairs to 2nd floor.

### Kitchen

Wall & base units with space for freestanding appliances.

### Bedroom



Studio style layout with Bedroom/living area. Dormer style front aspect double glazed window. Radiator.

#### **Bathroom**

Located on 1st floor. Private locked door access into Bathroom. Panelled bath with shower over. Low level toilet. Wash hand basin.

#### **Flat 4**

1 bed, 1 en-suite. kitchen, living room. Council Tax Band: A. EPC rating: C

#### **Kitchen**

Entrance door leads into kitchen. Double glazed rear aspect window. Wall and base units with space for appliances.

#### **Living Room**



Spacious living room. Radiator. Bay window with double glazed units. Storage cupboard.

#### **Bedroom**

Side aspect double glazed window. Fitted wardrobe with further under stair storage cupboard.

#### **En Suite**

Dressing area with fitted storage. Leading to En suite. Panelled Bath with shower over. Low level toilet. Wash hand basin. Double glazed rear aspect window.

#### **Outside**

Side garden offering planted flower bed with mature shrubs and trees providing outside communal space for flat 4.

#### **Communal Garden Area**

Lawn garden space to front of building. Offers lawn with planted shrubs surrounding and low walled surround. Possible potential for conversion to off road parking spaces (STP)







**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 159.5 m<sup>2</sup> (1,717 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

**Connells**

SIGNATURE

# Queens Road, Exeter

Freehold property of four flats. A rare opportunity on sought-after Queens Road: a spacious semi-detached property converted into four apartments, offering excellent investment potential including scope for HMO use. Private entrances, garden areas and flexible layouts.

Guide Price

**£550,000 - £575,000**

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

**Connells** SIGNATURE

To view this property please contact us on

**01392 221 331**

or email [exeter@connells.co.uk](mailto:exeter@connells.co.uk)

8-9 South Street, Exeter, Devon EX1 1DZ

[CONNELLS.CO.UK](http://CONNELLS.CO.UK)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

