



73 Longbrook Street



A substantial mid-terrace period property, in need of renovation, in the city centre with rear garden and income potential.

- City centre location
- In need of renovation
- Over 2,000 sq ft of accommodation
- Income potential (subject to the necessary consents)
- 5/6 bedrooms
- Rear garden
- Freehold
- EPC Band D
- Council Tax Band D

Guide Price £450,000

SITUATION

The property is a short walk from the centre of Exeter. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads whilst further to the east is Exeter International Airport.

DESCRIPTION

This substantial mid-terrace period property is located on Longbrook Street, a short walk from Exeter's city centre. The spacious accommodation is arranged over 3 floors offering over 2,000 sq ft of versatile accommodation. The property requires renovating throughout, currently arranged with 5 bedrooms, sitting room, dining room/bedroom 6, breakfast room, kitchen, 2 bathrooms and separate cloakroom. To the rear of the property is an established enclosed garden. We are informed the property was previously used as student accommodation, the HMO Licence has expired.

ACCOMMODATION

An entrance porch opens to an inner hall providing stairs to the first floor with storage beneath. The sitting room has a front aspect bay window, moulded cornice and a timber fire surround. The dining room, previously used as the 6th bedroom, has double doors leading out to a small conservatory which exits to the rear garden and a decorative feature fireplace. The breakfast room has a side aspect window and built-in store cupboard. The compact kitchen has a selection of fitted units, side door to the rear garden and a utility

cupboard.

The first floor landing provides stairs to the second floor. Bedroom 1 has a front aspect bay window, moulded cornice and a timber fire surround. Bedroom 4 has a rear aspect with alcove store cupboards and shelving. Bedroom 5 has a rear aspect with garden views and a fireplace. Upon this floor is a bathroom with a bath and basin, and a separate wc.

The second floor landing has a rear aspect window. Bedroom 2 has a front aspect with a built-in cupboard and a timber fire surround. Bedroom 3 has a rear aspect with a built-in cupboard and a timber fire surround. The bathroom is arranged with a bath, shower cubicle, wc and basin.

OUTSIDE

To the front of the property is a sloping path and steps leading to the entrance with low brick walls. To the rear of the property is a small patio area with steps leading up to a lawned garden with a brick wall perimeter and a pedestrian gate to an access passage.

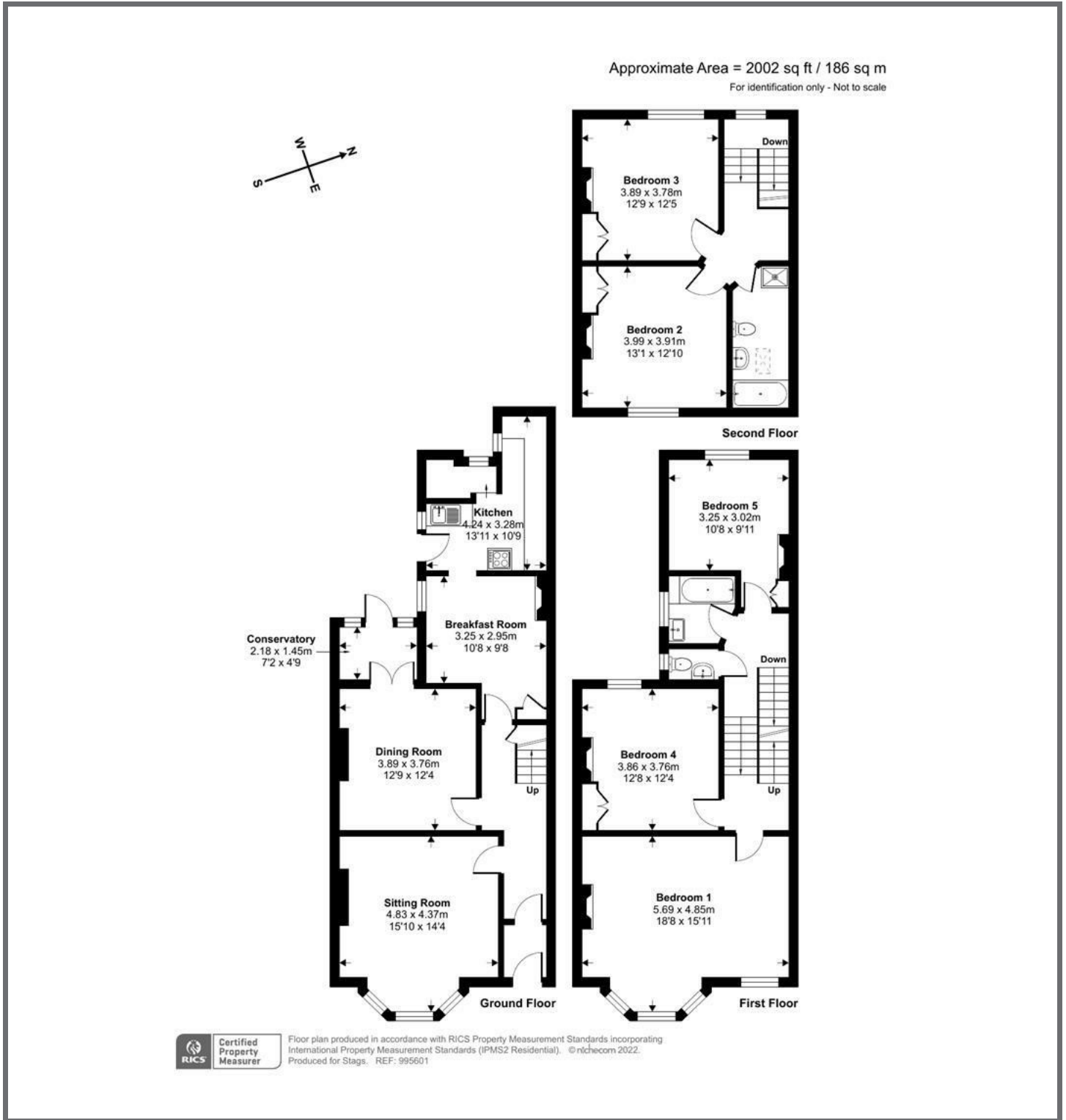
SERVICES

All mains connected. Gas central heating.

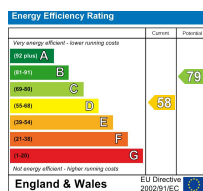
DIRECTIONS

Turn left onto New North Road by John Lewis Department store at the cross junction and then immediately right onto Longbrook Street. Continue along Longbrook Street on the left hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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