

HUNTERS[®]

HERE TO GET *you* THERE



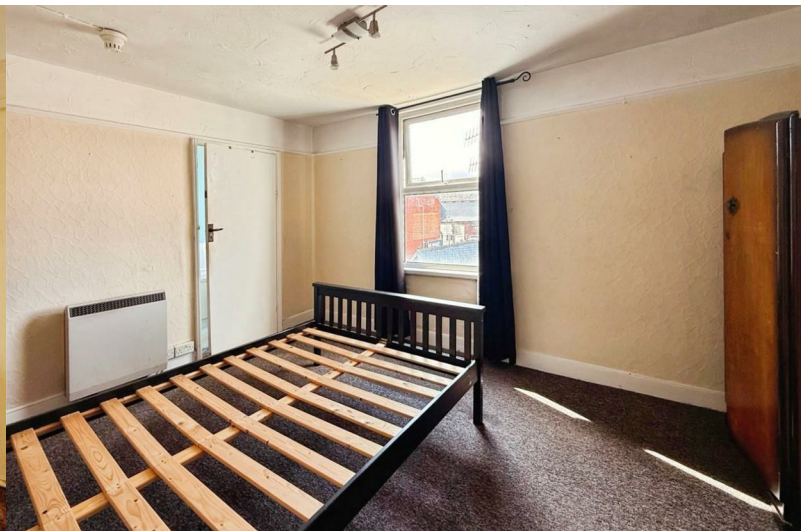
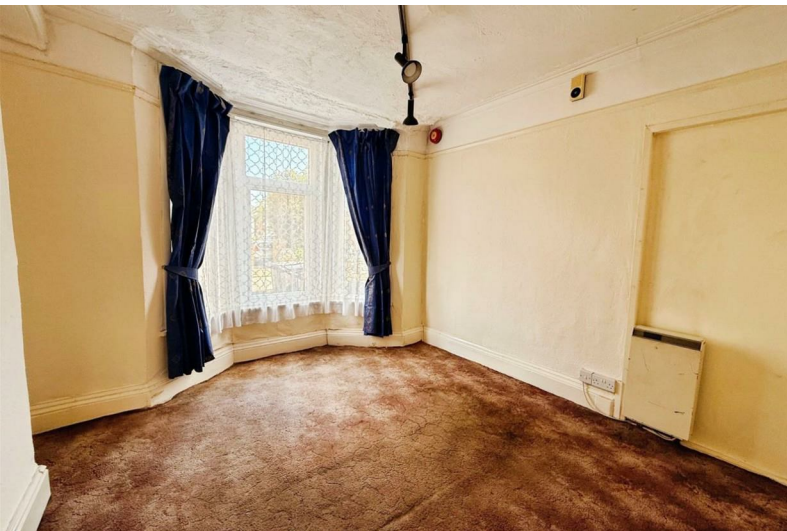
Church Road

St. Thomas, Exeter, EX2 9AZ

Asking Price £280,000



Council Tax: N/A



16, Church Road, Exeter , Devon Church Road

St. Thomas, Exeter, EX2 9AZ

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Hallway

Storage spaces, stairs to the first floor, door to the kitchen area.

Bedroom/ Living space

11'1" x 11'10" (3.40m x 3.63m)

Bay window to the front aspect, storage heater.

Kitchen

11'5" x 13'6" (3.50m x 4.12m)

Kitchen area, door to the rear garden, window to the rear aspect, storage heater, work surface, single bowl sink and space for a cooker (Cooker included)

Bathroom

6'1" x 8'0" (1.87m x 2.45m)

Slightly obscured window to the rear aspect, bath, with shower over, low level WC, hand basin.

Lounge

9'4" x 16'4" (2.87m x 4.99m)

Two windows to the front aspect, opening to the kitchen area, storage heater.

Kitchen

8'8" x 6'9" (2.66m x 2.08m)

Single bowl sink and work surfaces, built in electric hob and oven, opening to the bedroom.

Bedroom

9'3" x 11'7" (2.83m x 3.54m)

Window to the rear aspect, door top the bathroom, storage heater.

Bathroom

6'3" x 5'4" (1.92m x 1.64m)

slightly obscured window to the rear aspect, bath with shower over, low level WC, hand basin.

Lounge

13'3" x 9'3" (4.05m x 2.82m)

Window to the front aspect, opening to the kitchen area, door to the bedroom, storage heater.

Bedroom

9'6" x 16'3" (2.90m x 4.97m)

Window to the rear aspect, door to the bathroom, storage heater.

Bathroom

4'9" x 5'5" (1.46m x 1.66m)

Slightly obscured window to the rear aspect, bath with shower over, low level WC, hand basin.

Kitchen area

3'4" x 8'8" (1.04m x 2.65m)

Single bowl sink, worksurface and built in hob and oven.

Roof space

16'5" x 14'11" (5.01m x 4.56m)

Velux window to the rear aspect, electric and lighting.

Outside

To the rear of the property is an enclosed garden.

To the front of the property is a small garden surrounded by a low wall.

Agents note

The property is currently split into three flats, each flats each flat being banded as council tax band A

I am delighted to present this Terraced House for sale. This development property is an exceptional opportunity for investors looking to add to their portfolio. Although the property currently needs some renovation, the potential returns once finished could be substantial, making it an attractive proposition for the right buyer.

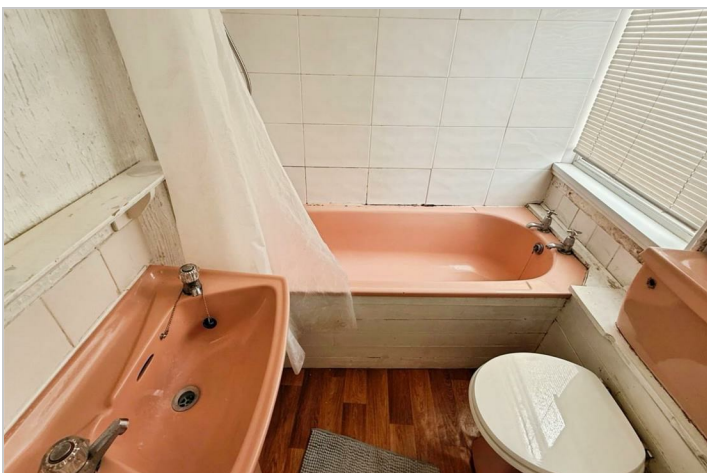
The property boasts a total of three bedrooms, each one a spacious double. This generous size makes the property versatile and suitable for a variety of living arrangements.

One of the outstanding features of the property is its three kitchens and three reception rooms. Having multiple spaces for cooking and entertaining makes this property an excellent choice for potential investors looking to convert the property into multiple units for additional income.

Furthermore, the property also benefits from three bathrooms, adding to its appeal by ensuring convenience and comfort for all occupants.

When it comes to location, this property is ideally situated with excellent public transport links close by. This ensures easy and quick access to local amenities and the wider city, making it a practical choice for prospective tenants.

In summary, this Terraced House is a promising investment opportunity. With a bit of vision and some refurbishment, this property could be transformed into a highly profitable multi-unit rental property. If you're an investor looking for a project with significant potential, this property could be the perfect fit for you. Don't miss out on this exceptional opportunity.



Road Map



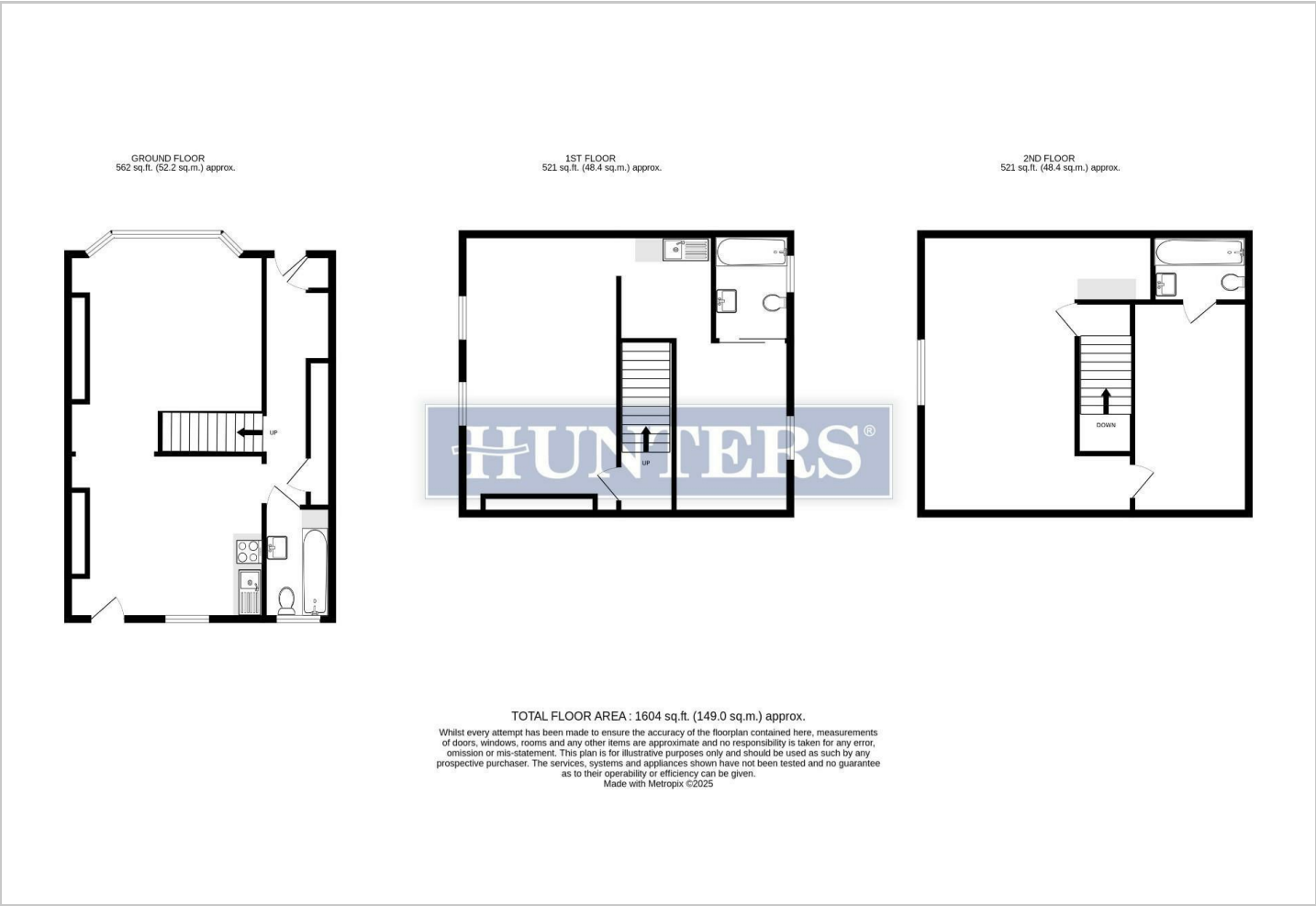
Hybrid Map



Terrain Map



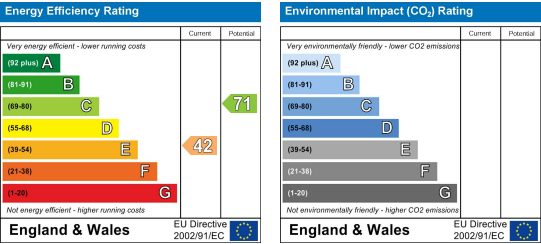
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.