



SOUTHGATE

ESTATES



*23 Monks Road, Exeter,
Devon, EX4 7AZ*

£480,000



HMO Property, 5 Bedrooms, Excellent Location, Enclosed Rear Garden, Spacious Accommodation, 2 Shower Rooms

A spacious five bedroom HMO, with a current income of £33k per annum. The property is ideally located for the main Streatham University site but is also easily accessible to St Luke's Campus, as well as other amenities nearby.

The property's internal accommodation briefly comprises an entrance hallway with doors to two of the bedrooms and the kitchen diner which leads to the lobby/shower. On the first floor are three more bedrooms and a shower room. An enclosed courtyard garden is situated to the rear.

Entrance Vestibule & Hallway The front door opens to the entrance vestibule and hallway, with doors to two of the bedrooms and an archway to the kitchen. Stairs rise to the first floor landing.

Kitchen Diner 17' 3" x 8' 9" (5.27m x 2.67m) A spacious open-plan kitchen diner containing a range of matching wall and base units, a tiled splashback, a stainless steel sink and drainer unit. Appliances include an oven with electric hob, extractor hood over, a washing machine, a tall fridge freezer and additional under-counter freezer. A door leads to the lobby & shower.

Lobby & Shower A useful space with a door to the WC plus a shower cubicle and a door leading out to the rear garden.



Bedroom 1 12' 6" x 12' 2" (3.81m x 3.72m) plus bay A spacious double bedroom on the ground floor benefitting from a uPVC double glazed bay window to the front aspect, as well as a decorative fireplace and a radiator.

Bedroom 2 11' 2" x 10' 7" (3.4m x 3.23m) A further good-sized double bedroom on the ground floor with a uPVC double glazed window to the rear aspect and a radiator.

Stairs & Landing Stairs rise to the first floor landing which provides doors to the remaining three bedrooms and the shower room.

Bedroom 3 15' 9" x 12' 1" (4.8m x 3.69m) plus bay A generous double bedroom featuring a uPVC double glazed bay window to the front aspect, a radiator and a fireplace.

Bedroom 4 11' 7" x 11' 1" (3.52m x 3.38m) A further double bedroom including a uPVC double glazed window to the side aspect and a radiator.

Shower Room Comprising a WC, a hand basin and a large shower cubicle with a thermostatic mixer bar and an obscured uPVC double glazed window to the side aspect.

Bedroom 5 10' 8" x 10' 3" (3.26m x 3.13m) plus bay A final double bedroom with the advantage of a uPVC double glazed window to the rear aspect and a radiator.

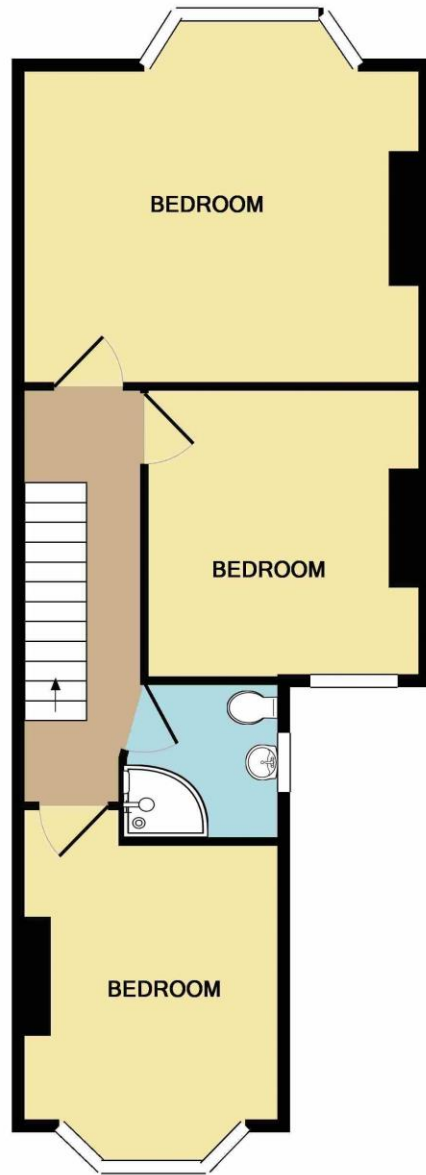
Garden A fully-enclosed South-facing courtyard garden with a door to a service lane and a shed for storing bikes etc.

Property Information Tenure: Freehold. Council Tax Band: C.





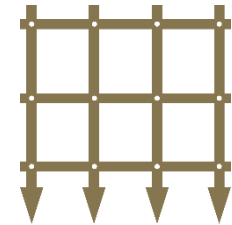
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2019

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



www.tpos.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Southgate Estates
 50-51 South Street, EX1 1EE
 01392 207444
info@southgateestates.co.uk
southgateestates.co.uk