



SOUTHGATE

ESTATES

*Monks Road,*  
Exeter, Devon, EX4 7BQ  
£349,590





## Student House, Mid Terraced, 4 Double Bedrooms , No Chain, Convenient Location, Courtyard Garden

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A spacious four bedroom student house with a current annual rental income of £30,000. Situated within walking distance of the city centre, this central location also offers excellent access to St Luke's Campus, as well as a wide range of local amenities, including various shops and cafes, nearby supermarkets and both hospitals. Priory Park is also nearby, along with good transport links such as Polsloe Bridge station and regular buses into the centre.

Internally, the well-presented accommodation comprises an entrance hallway, bay-fronted lounge, dining room, kitchen, and a double bedroom on the ground floor. Upstairs are the remaining three good-sized bedrooms and the shower room. The property has the advantage of an enclosed rear garden and a garage.

Please note, the property has longstanding C4 usage and has been a student house since 2014, but the vendor has not got a CLU (certificate of lawful use).








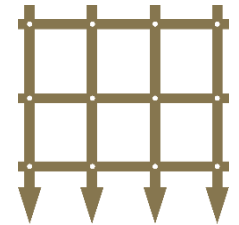
GROUND FLOOR



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  
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| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92-100) <b>A</b>                           |         | 84  |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            | 49      |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |



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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.

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