

Monthly Rental Of

£2,400

93 Monks Road, Exeter, Devon,

EX4 7BE

Potential Investment Property. 4 / 5 Bedrooms. Popular Area. Courtyard Garden. Period Features. Shower Room and Separate WC.

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Monks Road, Exeter

INVESTORS AWARE C4 PLANNING!

This lovely Edwardian terraced house is situated in the popular area of Mount Pleasant, which is popular with both families and students. Whilst it is situated within the area of Exeter City Council's Article 4 which restricts conversion to multiple occupancy, this property already has existing use as a student let and as such, has planning permission to continue to be used for student letting.

Internally the property has 3 double bedrooms on the first floor, three reception rooms to the ground floor, a lean-to utility area, a kitchen and a family shower room.

The property is currently let out to a group of 4 students, but we understand from the vendor that it has previously been let to groups of 5, using the lounge as a further bedroom and the dining room as a living room.

The Accommodation Comprises:

Hallway

A wooden front door opens into the entrance vestibule and a further period, part glazed door leads into the

main hallway. The original decorative plaster arch is still present and doors lead to the three reception rooms and understairs cupboard. Stairs lead to the first floor.

Reception Room / Possible Letting Room 1

12' 5" x 11' 5" (3.79m x 3.5m)

This spacious reception room is currently used as the lounge, but has previously been used as a further bedroom to offer the option to let to a group of 5. There is a uPVC double glazed window to the front, a fireplace, a gas central heating radiator and the original coving and picture rail remain.

Reception Room 2 / Letting Room 2

11' 4" x 10' 7" max (3.47m x 3.23m)

Currently used as a bedroom, this room has a uPVC window to the rear aspect, a wash hand basin, a gas central heating radiator, picture rail and period coving to the ceiling.

Reception Room 3

10' 4" x 10' 2" (3.15m x 3.1m)

This room is currently used as a second reception room, but could be used as the lounge if a party of 5 were to let the property. There is a gas central heating radiator and a period sash window to the side aspect

and opens into the utility room.

Kitchen

10' 3" x 8' 8" max (3.148m x 2.66m)

A modern fitted kitchen comprising matching base and wall units with roll edge worktops and a stainless steel sink and extractor. Space is provided for a dishwasher, fridge freezer and cooker. There are windows to the rear and side aspects and a door leads to the utility / lean-to.

Lean-To / Utility

19' 10" x 5' 0" (6.05m x 1.53m)

This additional area provides space for the washing machine and tumble dryer and indoor storage for bicycles etc. There is a polycarbonate roof and a uPVC door to the rear garden.

First Floor Landing

The galleried landing has period banister and balustrade, doors to the 3 first floor bedrooms, the shower room and the WC, and access to the loft.

Letting Room 3

16' 2" x 11' 6" (4.93m x 3.51m)

Originally the master bedroom, this room has a period fitted cupboard to the alcove, a gas central heating radiator, a wash hand basin, a fireplace and a double

glazed uPVC bay window to the front aspect.

Letting Room 4

11' 3" x 10' 7" max (3.45m x 3.24m)

This bedroom offers a wash hand basin, a fitted wardrobe in the alcove, a gas central heating radiator and a uPVC window to the rear aspect.

Letting Room 5

13' 3" x 10' 3" (4.04m x 3.12m)

This rear bedroom has a wash hand basin, shelving, a gas central heating radiator and a uPVC double glazed window the rear aspect.

Shower Room

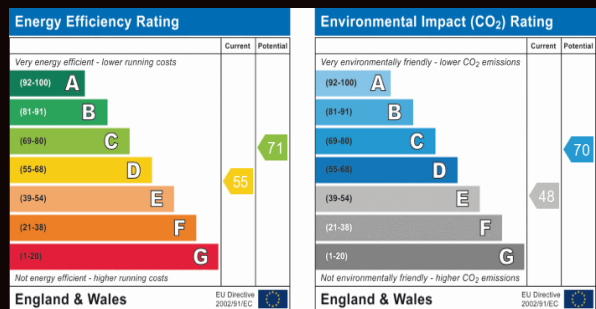
Offering a double sized shower cubicle with electric shower and a wash hand basin. There is a window to the side aspect.

Separate WC

With a toilet and a window to the side aspect.

Rear Garden

The south facing rear courtyard garden is fully enclosed with brick walls and a rear access gate, allowing bicycles to be brought into the storage area without taking them through the house.



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 or 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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