

65 Myrtle Road, St Thomas, Exeter, EX4 1QA



This extended five bedroom property currently split into five studio flats with an income of over £32,000 per annum. Situated close to local amenities and with good access in and out of the city. The ground floor flat has its on private garden and there is parking for one vehicle at the front of the house. The property is sold with the tenants in situ on AST contracts. Viewing is highly recommended.

Offers in the region of £300,000 Freehold DCX01680

65, Myrtle Road, , Exeter, EX4 1QA

The cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



Flat one kitchen 4' 2" x 6' 1" (1.263m x 1.849m)

Fitted range of eye and base level units. Stainless steel sink. Cooker. Fridge below. Breakfast bar.



Flat one shower room

Three piece white suite comprising of fully enclosed shower cubicle with Triton shower, low level WC, pedestal wash hand basin.



THE ACCOMMODATION COMPRISES:

Entrance Porch

Access via part frosted uPVC double glazed front door. Twin side aspect double glazed windows. Door leading to the hallway. Hallway with doors to flat one, flat two, under stairs storage cupboard. Wood laminate flooring. Radiator. Stairs to the first floor landing.

Flat number one

Studio flat with front aspect uPVC double glazed window with living area, kitchen area and door to the shower room.

Flat one bedroom/lounge 15' 7" x 12' 0" (4.752m x 3.646m)

Front aspect uPVC doubled glazed window. Television point. Coved ceiling. Radiator.



Flat two kitchen 7' 6" x 5' 9" (2.298m x 1.748m)

Fitted range of eye and base level units with stainless steel sink and mixer tap and single drainer. Hob. Place for fridge. Archway through to the bedroom/lounge.



Flat two bedroom/lounge 15' 6" x 8' 1" (4.733m x 2.474m)

Twin rear aspect double glazed windows with view over the rear garden. Wood laminate flooring. Television point. Radiator. Door through to the inner hallway.



Flat two inner hallway

Rear aspect door to the rear garden. Further appliance space. Radiator. Door through to the bathroom.

Flat two bathroom

Rear aspect frosted uPVC double glazed window. Four piece suite comprising of panel enclosed bath, low level WC, pedestal with hand basin and shower cubicle. Part tiled walls. Radiator.



Rear Garden

Private enclosed rear garden with a range of panelled fencing. Mainly laid to lawn with shrub borders. Paved seating area.



First Floor Landing

Doors to flats three, four and five, shower room and separate toilet. Access to the loft void above. Radiator.

Shower Room

Rear aspect frosted uPVC double glazed window. Fully enclosed shower cubicle. Part tiled walls. Low level WC. Pedestal wash hand basin.

Flat three 12' 11" x 7' 5" (3.935m x 2.265m)

Bedroom/kitchenette with front and rear aspect uPVC double glazed windows. Living area. Television point. Coved ceiling. Kitchen area: base level units, roll edge work surfaces, part tiled walls, sink with single drainer, hob, fridge below.



Flat four 14' 10" x 9' 3" (4.513m x 2.809m)

Twin front aspect uPVC double glazed windows. Radiator. Kitchen area: range of eye and base level units, stainless steel sink with mixer tap, single drainer,

roll edge work surfaces, hob, fridge.



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Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.



Flat five 10' 11" x 9' 2" (3.315m x 2.805m)

Rear aspect uPVC double glazed window. Living area. Television point. Coved ceiling. Radiator. Kitchenette: range of base level units, stainless steel sink with single drainer and mixer tap. Hob. Fridge below. Roll edge work surfaces.

