

104 Park Road, Mount Pleasant, Exeter, EX1 2HT



Fully let 4 bedroom HMO with separate sitting room, dining room and kitchen. This ideal investment property is situated in a popular location close to the university, city centre and the RD&E Hospital. The property is finished to a high standard with potential to add value in the loft subject to the necessary consents. The accommodation benefits from a entrance hall, lounge, dining room, kitchen, four double bedrooms, shower room, enclosed rear garden. Viewing is highly recommended.

Asking Price £370,000

Freehold

DCX01979

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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.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via composite front door. Door to the Lounge, Bedroom One and Dining Room. Stairs to First Floor Landing. Laminate flooring. Radiator.

Lounge 14' 7" x 11' 5" (4.434m x 3.485m)

Front aspect uPVC double glazed bay window. Feature fire place with wooden mantle, tiled hearth and surround. Picture rail. Coved ceiling. TV point. Radiator.



Bedroom One 11' 5" x 9' 6" (3.486m x 2.896m)

Rear aspect uPVC double glazed window. Feature fireplace. Picture rail. Radiator.



Dining Room 12' 3" x 8' 4" (3.741m x 2.543m)

Side aspect uPVC double glazed window. Under stairs storage cupboard. Built in welsch dresser. Picture rail. Solid wood flooring. Radiator. Access through to the Kitchen.



Kitchen 9' 5" x 9' 2" (2.866m x 2.801m)

Rear aspect uPVC double glazed window with view over the rear garden., Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mix tap and drainer. Rolled edge work surfaces. Part-tiled walls Gas cooker point. Plumbing for washing machine. Further appliance space. Tile flooring. uPVC frosted door leads to rear garden.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

First Floor Landing

Doors to Bedroom Two, Bedroom Three, Bedroom Four and Bathroom. Access to loft void above. Radiator.

Bedroom Two 11' 9" x 14' 5" (3.578m x 4.404m)

Front aspect uPVC double glazed bay window. Feature fireplace with wooden mantle and tiled hearth. Built in wardrobe with hanging space and shelving. Picture rail and Radiator.



Bedroom Three 11' 5" x 9' 6" (3.491m x 2.884m)

Rear aspect uPVC double glazed window. Feature fire place with wooden mantle. Picture rail. Shelving. Storage recess with hanging space and shelving. Radiator.

Bedroom Four 11' 11" x 9' 7" (3.644m x 2.910m)

Rear aspect uPVC double glazed window with view over rear garden. Feature fireplace with wooden mantle. Radiator.



Shower Room

Side aspect frosted uPVC double glazed window. 3 piece white suite comprising low level WC, fully enclosed shower cubicle, wash hand basin with mixer tap and storage below. Part tiled walls. Extractor fan. Heated towel rail.



Rear Garden

Private enclosed rear garden. Panel fencing and original brick wall. Large patio area. Wooden shed. Gated rear access.



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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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