

## 5 Victoria Street, Exeter, EX4 6JQ



Ideal investment opportunity to create a HMO close to Exeter university in one of the premier locations for a student rental. In need of modernisation this 3/4 bedroom terraced property reaches over three floors with scope to create an ideal investment opportunity with accommodation comprising of Entrance hall, three bedrooms, bathroom, kitchen/ breakfast room and a utility room. Enclosed Rear Garden. No onward chain.

**Offers in the Excess of £400,000    Freehold    DCX02287**

# 5, Victoria Street, , Exeter, EX4 6JQ

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

Access via solid wood front door with part stained glass inner doorway. Doors to the Lounge, Kitchen and Utility Room. Stairs to first floor landing, telephone point and thermostat control point and radiator.

### Lounge 11' 9" x 12' 3" (3.589m x 3.727m)

Front aspect uPVC double glazed window. Electric fireplace with wooden mantle, television point, storage cupboard. Cove ceiling, picture rail and radiator.



### Kitchen/ Breakfast Room

Rear aspect uPVC double glazed window with view of rear garden. Fitted range of eye and base level units with stainless steel sink with single drainer and roll edge work surfaces. Part tiled walls. Electric cooker point, plumbing for washing machine, further appliance space. Storage cupboard, seating area, picture rail and radiator.



### Utility room 9' 10" x 7' 1" (3.005m x 2.168m)

Side aspect window. In need of full modernisation. Floor mounted units, water heater and door to larder.

### First floor landing

Rear aspect stained glass window. Doors to Bedroom One, Bathroom and turning staircase to second floor.

### Bedroom One 15' 11" x 11' 10" (4.861m x 3.603m)

Twin front aspect uPVC double glazed window. Wardrobe, feature fireplace with wooden mantle, picture rail and cove ceiling. Radiator.



### Family Bathroom

Rear aspect frosted window, feature fireplace, walk in shower cubicle, low level WC, wash hand basin, storage cupboards.



### Second Floor Landing

Rear aspect stained glass window. Door to Bedroom Two and Bedroom Three.

**Bedroom Two 17' 7" x 11' 7" (5.367m x 3.532m)**  
Front aspect window. Fireplace and radiator.



**Bedroom Three 9' 3" x 10' 7" (2.827m x 3.227m)**  
Rear aspect uPVC double glazed window. Fireplace and radiator.



**Garden**  
Private enclosed rear garden with mature trees, shrubs and lawned area.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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