

35 Prospect Park, Exeter, EX4 6NA



A spacious six bedroom student HMO with potential to alter and extend with current income of £37,000 per annum. It could of course also revert back to a family home once the tenancy has expired. With accommodation spread over three floors comprising of: Entrance hall, bedroom one, lounge, kitchen/dining room, conservatory, lean to, shower room, five further bedrooms and bathroom with separate cloakroom, enclosed rear garden. Situated in one of Exeter's premier roads and within easy access to the University and the city centre. Currently let to six students for the academic year 24/25.

Offers in the Region of £565,000 Freehold DCX02356

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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

Access via part glazed front door with tiled flooring. Part glazed door through to inner entrance hall with doors to bedroom one, lounge, kitchen/dining room and shower room. Under stairs storage cupboard, radiator, stairs to first floor landing.

Bedroom One 13' 1" x 13' 1" (3.982m x 3.977m)

Twin front aspect uPVC double glazed windows. Cove ceiling, radiator.



Lounge 12' 11" x 10' 9" (3.946m x 3.286m)

Rear aspect doors leading to the Lean to. Storage cupboards, shelving, television point and radiator.



Lean to 12' 6" x 6' 4" (3.812m x 1.925m)

Rear aspect frosted windows. Frosted door leading to the rear garden.

Shower Room

Shower with Titran shower, low level WC, wash hand basin with storage below, part tiled walls, extractor fan.

Kitchen/ Dining Room 21' 8" x 9' 9" (6.602m x 2.972m)

Side aspect sash window and side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mix tap and single drainer. Roll edge work surfaces, integrated oven and hob with extractor fan above, plumbing for washing machine, further appliance space, wall mounted boiler. Large seating area, double doors leading through to the conservatory.



Conservatory 10' 2" x 9' 6" (3.091m x 2.888m)

Dual aspect sealed unit double glazed windows. Seating area and French doors leading out to the rear garden.



First floor landing

Doors to bedroom two, bedroom three, bedroom four and separate cloakroom, bathroom, access to loft void above, staircase leads to second floor.

Bedroom Two 15' 1" x 13' 2" (4.585m x 4.016m)

Front aspect uPVC double glazed windows. Built in wardrobes with hanging space and shelving, picture rail and radiator.



Bedroom Three 12' 10" x 10' 10" (3.922m x 3.314m)

Rear aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving, picture rail and radiator.



Bedroom Four 16' 9" x 9' 10" (5.113m x 2.987m)

Rear aspect uPVC double glazed window. Feature fire place with wooden mantle, storage cupboard, sink with storage below, picture rail, access to loft void above and radiator.



Bathroom

Side aspect frosted uPVC double glazed window. Bath with Mira shower above, wash hand basin, extractor fan and radiator.

Cloakroom

Side aspect frosted uPVC double glazed window, low level WC.

Second floor landing

Rear aspect uPVC double glazed window. Doors to bedroom five and bedroom six.

Bedroom Five 11' 9" x 13' 3" (3.583m x 4.049m)

Frost aspect uPVC double glazed window. Walk in wardrobe with hanging space and shelving, further storage cupboard, radiator.



TOTAL: 202.7 m² (2,182 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.property24.co.uk

Bedroom Six 12' 11" x 10' 9" (3.937m x 3.283m)

Rear aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving, feature fireplace, pedestal wash hand basin with tiled splashback, radiator.



Rear garden

Private enclosed rear garden with paved seating area and mainly laid to lawn with shrub borders, vegetable plot and greenhouse. Gated access to the alleyway behind



Front of property

Well maintained front garden with a range of mature shrubs and trees and pedestrian access to the front door.

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.

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.

Energy performance certificate (EPC)

25, Project Park E14 8NA	Energy rating D	Valid until 28 February 2029
		Certificate number 887-8822-888-888-888

Property type	Mid-terrace house
Total floor area	169 square metres

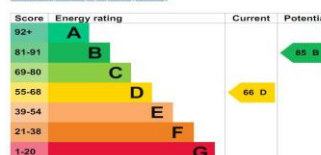
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/government/consultations/energy-ratings-for-rental-properties>

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](https://www.gov.uk/government/consultations/energy-ratings-for-rental-properties)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance