

## 61 Blackboy Road, Exeter, EX4 6TB



Lot - 156 Blackboy Road, Exeter, Devon EX4 6TB - Auction Guide Price - £316,000 - Plus - Plus fees.

The property is to be offered online by Clive Emson Auctioneers on 20<sup>th</sup> March 2025. A substantial three storey licenced HMO town house occupying a highly convenient position providing good access to local amenities, university and Exeter city centre. Previously let to five students. Five good size bedrooms. Two shower rooms. One ensuite shower room. Reception hall. Communal room. Kitchen. Gas central heating. uPVC double glazing. Private hardstanding for approximately two/three vehicles. A great central position. Viewing recommended. To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)

**Auction Guide Price £275,000    Freehold    DCX02453**

# 61 Blackboy Road, Exeter, EX4 6TB

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 uPVC part glazed front door with doors to bedroom one and the lounge. Turning staircase to the first floor landing.

### Lounge 12' 4" x 11' 4" (3.750m x 3.465m)

Rear aspect uPVC double glazed window. Laminate flooring, picture rail, television point, telephone point, picture rail and radiator. Door through to the kitchen.



### Kitchen 13' 1" x 6' 1" (4.000m x 1.844m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob, plumbing for washing machine and further appliance space. Door through to the shower room.



### Shower Room

Side aspect frosted uPVC double glazed window. Shower unit, low level WC, wash hand basin, part tiled walls, extractor fan and radiator.



### Bedroom One 16' 4" x 11' 5" (4.974m x 3.479m)

Front aspect uPVC double glazed bay window. Radiator.



### First Floor Landing

Doors to bedroom two, bedroom three and shower room. Stairs to second floor landing.

### Bedroom Two 16' 4" x 10' 4" (4.983m x 3.155m)

Front aspect uPVC double glazed window. Built in storage cupboards and radiator.





### Shower Room

Front aspect frosted uPVC double glazed window. Three piece suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin with mixer tap and extractor fan.

### Bedroom Three 12' 2" x 10' 2" (3.709m x 3.110m)

Rear aspect uPVC double glazed window. Built in storage cupboard, picture rail and radiator. Door to ensuite shower room.

### Ensuite Shower Room

Rear aspect frosted uPVC double glazed window. Fully enclosed shower cubicle, low level WC, Pedestal wash hand basin and extractor fan. Concealed wall mounted boiler.

### Second Floor landing

Side aspect frosted uPVC double glazed window. Doors to bedroom four and bedroom five.

### Bedroom Four 13' 8" x 11' 6" (4.176m x 3.511m)

Front aspect uPVC double glazed window. Radiator.

### Bedroom Five 12' 4" x 10' 3" (3.748m x 3.123m)

Rear aspect uPVC double glazed window with view over the parking space, access to the loft void above and radiator.

### Rear of the property

Off road parking for three/ four vehicles.

### Front of the property

Off road parking for one vehicle on the shared driveway.



TOTAL: 125.0 m<sup>2</sup> (1,345 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they should 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

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