



Connells

Victoria Street  
Exeter



## Property Description

*Situated in a convenient area of Exeter, this spacious four bedroom property offers versatile accommodation arranged over three floors, making it an excellent investment opportunity.*

*The ground floor comprises a fitted kitchen, a comfortable living room, and a bright sun room dining area with access to the rear garden. This level also includes one bedroom, offering flexibility for a range of uses.*

*The first floor provides two well-proportioned bedrooms along with a family bathroom. The top floor completes the accommodation with an additional bedroom, creating a practical and well-balanced layout.*

*Externally, the property benefits from a larger rear garden compared to some of the neighbouring homes, featuring a patio area and artificial lawn-perfect for a low-maintenance outdoor space. The garden is fully enclosed, offering privacy and a pleasant sunny aspect.*

*Having been successfully operated as a student let for many years by the current owners, this property represents a fantastic opportunity for investors seeking a ready-to-go addition to their portfolio.*

## Living Room

Feature fireplace with shelving to side, under stairs storage.

## Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, sink unit.

## Dining Room

Double glazed rear aspect window and door to garden.

## Ground Floor Bedroom 3

Double glazed front aspect window, fitted wardrobe, desk area, wall mounted radiator.

## First Floor Bedroom 1

Two double glazed front aspect windows, two built-in wardrobes, wall mounted radiator.

## Bedroom 4

Double glazed rear aspect window, fitted wardrobe and desk area, wall mounted radiator.

## Bathroom

Double glazed rear aspect window, bath, shower, low level toilet, wash hand basin, heated towel rail.

## Second Floor Bedroom 2

Dormer style rear aspect window, fitted storage, wall mounted radiator.

## Rear Garden

Large patio, artificial lawn, garden shed, walled surrounding.

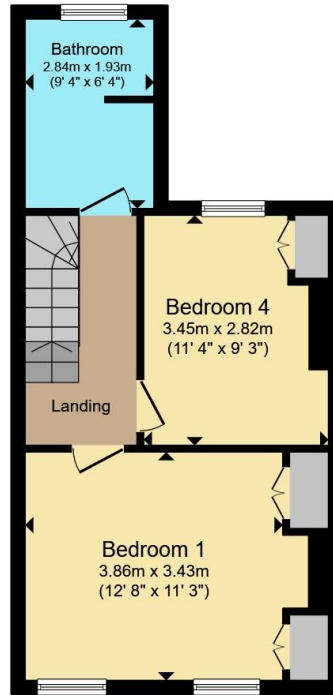




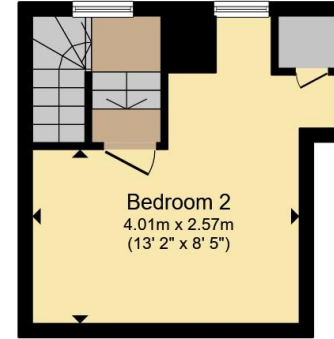




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 100.6 m<sup>2</sup> (1,083 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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