



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 shower room. The top floor completes the accommodation with an additional bedroom, creating a practical and well-balanced layout.

Externally, the property benefits from a low-maintenance rear courtyard garden, fully enclosed to provide a private and sunny outdoor space.

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, built-in wardrobe, desk area, wall mounted radiator.

Bathroom

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

Second Floor Bedroom 2

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

Rear Garden

Artificial lawn, walled surround.

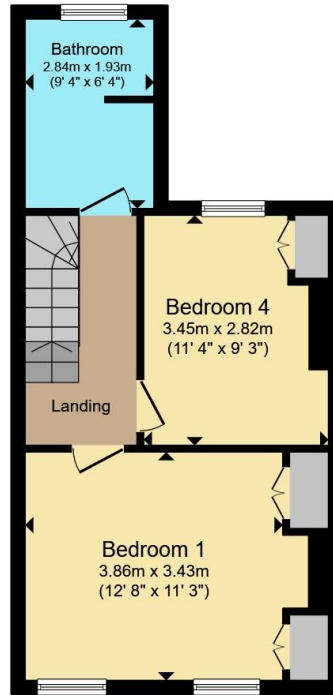




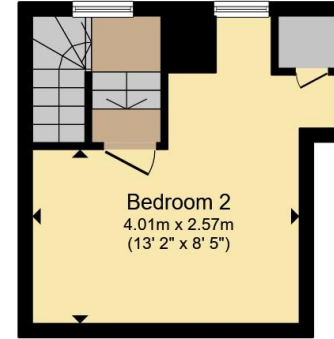




Ground Floor



First Floor



Second Floor

Total floor area 100.6 m² (1,083 sq.ft.) approx

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To view this property please contact Connells on

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8-9 South Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317718



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Property Ref: EXR317718 - 0002