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137 Monks Road, Exeter, Devon, EX4 7BQ



SOUTHGATE
ESTATES

£365,000





137 Monks Road, Exeter, Devon, EX4 7BQ

A good-sized student house benefitting from four double bedrooms. We are informed it is let out for the current and following academic years at £2,600 per month to students. The property also features a separate bay-fronted lounge, a large kitchen diner and a shower room/cloakroom on the ground floor. Upstairs there is an additional bathroom. There is also a low-maintenance, South-facing enclosed garden to the rear. The location is ideal for access to both the Streatham university campus, as well as St Lukes, and there are a range of parks, convenience stores, bars and coffee shops nearby, along with Polsloe Bridge train station. We are advised by the vendors that this property has been in use as a student house since 2008. The vendors will provide evidence of continued C4 usage but will not provide a certificate of lawful use.



Ground Floor The front door opens to the entrance vestibule and hallway, which provides access to the lounge, kitchen diner, and one of the bedrooms, along with stairs rising to the first floor. The lounge to the front of the property boasts a bay window, and a feature period fireplace. To the other end of the property is the generous kitchen diner, which contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, plus space is available for a washing machine, an under-counter freezer and an additional tall fridge freezer. There is also a breakfast bar area, a door to the



shower room, and three windows to the side aspect. The downstairs shower room comprises a shower, an obscured window to the rear, a door to the outside, and a door to the cloakroom which offers a close-coupled WC, a corner wash basin and an obscured window to the side aspect. Lastly, the ground floor accommodates one of the double bedrooms, which has the advantage of French doors opening to the rear garden.

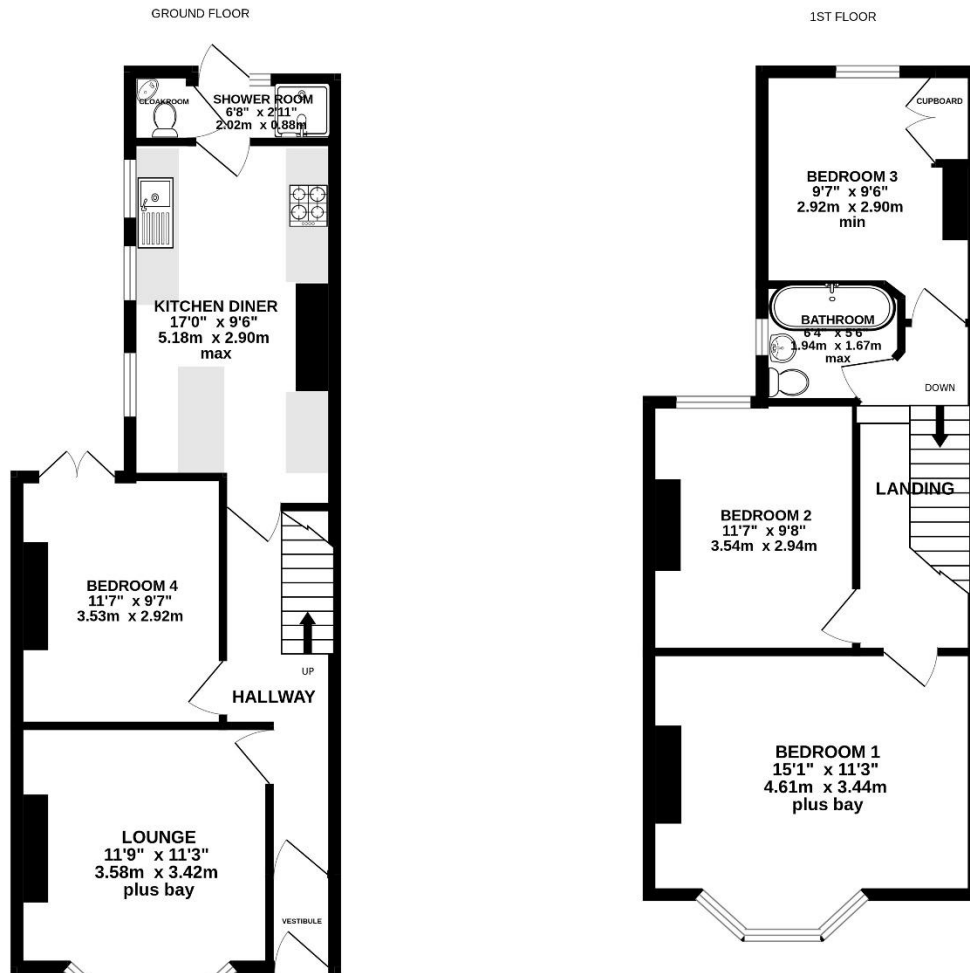
First Floor Upstairs, the landing provides doors to the remaining three double bedrooms and to the bathroom, which incorporates a close-coupled WC, a pedestal wash basin, and a bath with a central mixer tap and shower over. There is also an obscured window to the side aspect.

Garden The enclosed garden to the rear of the property is mainly paved, offering a low-maintenance outside space with a gate to the rear.

Property Information Tenure: Freehold, council tax band: B.

- *4 Double Bedrooms*
- *Terraced House*
- *Large Kitchen Diner*
- *Popular Student Location*
- *Low-Maintenance Garden*
- *Separate Living Room*





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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