







## Property Description

**Guide Price £425,000 - £450,000**

***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

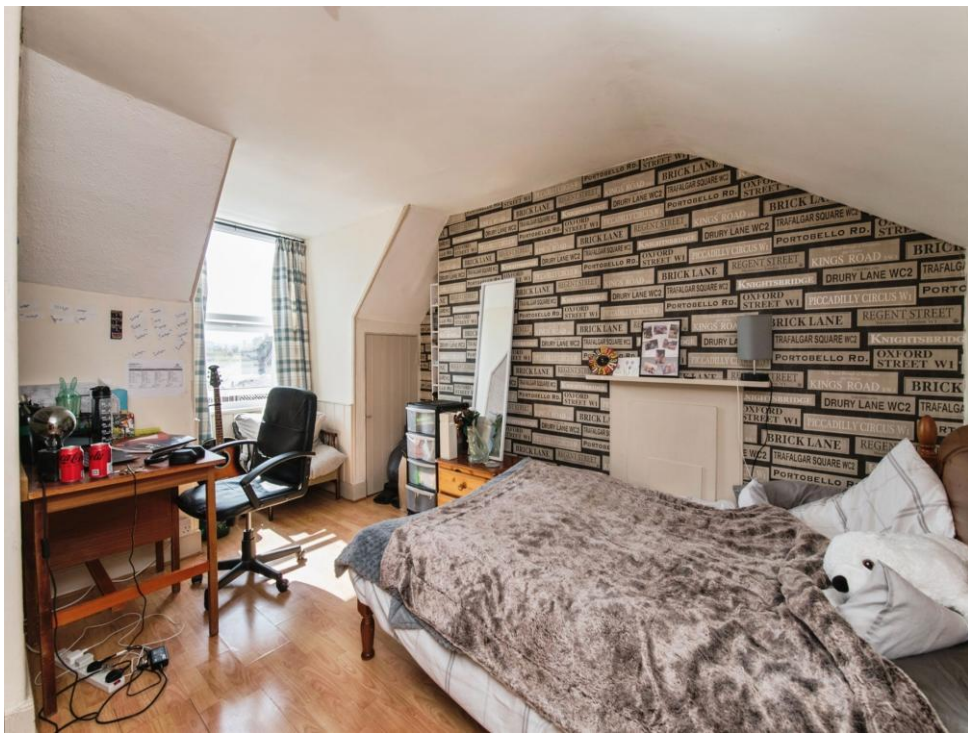
Dormer style rear aspect window, fitted storage, wall mounted radiator.

## Rear Garden

Artificial lawn, walled surround.



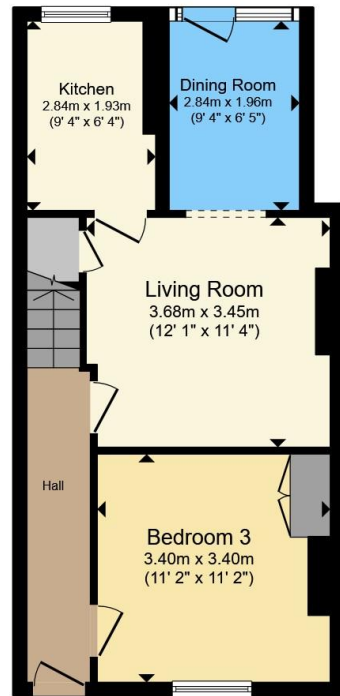




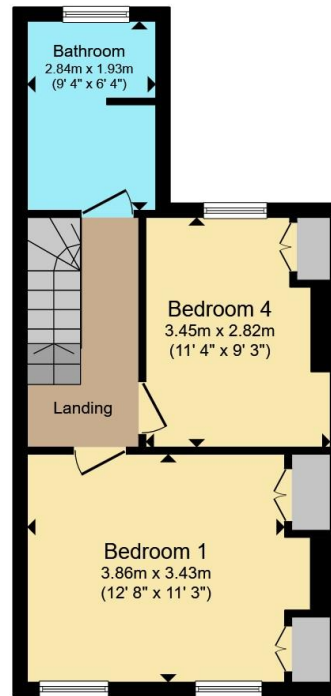




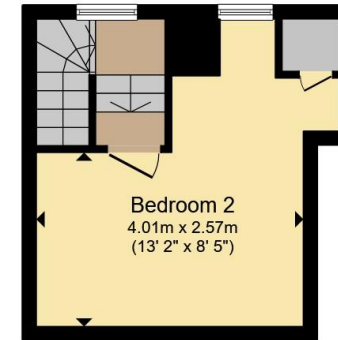




**Ground Floor**



**First Floor**



**Second Floor**

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

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
EXETER EX1 1DZ

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXR317718](http://connells.co.uk/Property/EXR317718)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EXR317718 - 0003