

**KINGS**  
ESTATES

GUIDE PRICE  
**£335,000**

Devonshire Road, Southampton, SO15 2GH **Freehold**



# Welcome to Devonshire Road

Kings Estates are delighted to present this generously proportioned four-bedroom semi-detached house, currently operating as a student HMO, located on the popular Devonshire Road within easy reach of Southampton city centre, universities, public transport links, and a wide range of local amenities.

Upon entering the property, you are welcomed into a spacious entrance hall providing access to the ground-floor accommodation. The ground floor comprises two well-proportioned bedrooms, offering excellent flexibility for HMO use or alternative layouts. One of the bedrooms features double-glazed French doors opening directly onto the rear garden, allowing natural light to flood the room, along with a central heating radiator. The second ground-floor bedroom benefits from a double-glazed window, a central heating radiator, and a decorative feature fireplace.

The kitchen is positioned in the centre of the property and is fitted with a range of modern wall and base units with stainless steel handles and rolled-edge work surfaces. Integrated features include a stainless steel hob, built-in oven, extractor fan, stainless steel sink with drainer, and a wall-mounted boiler. A double-glazed window to the side aspect provides natural light, while a rear access door to the same side aspect. A central heating radiator completes the space.

Also located on the ground floor is a downstairs WC, fitted with a wash hand basin and WC, with a double-glazed window to side aspect providing natural ventilation and a central heating radiator.

The first floor offers two additional bedrooms along with a lounge this could be used as an additional upstairs bedroom, reinforcing the flexible and adaptable layout of the property. The upstairs lounge is bright and airy,

enhanced by a large double-glazed bay window to the side aspect and a central heating radiator, creating a comfortable communal living space well suited to student or shared occupation.

Bedroom three is a generous double room with a double-glazed window to the front aspect, decorative feature fireplace, and central heating radiator.

Bedroom four benefits from a double-glazed window to the rear aspect and a radiator, making it suitable as a further bedroom, study, or additional letting room.

The family shower room is fitted with a walk-in shower enclosure, wash hand basin, and WC. Additional features include a double-glazed window, extractor fan, and central heating radiator. There is no bath, in line with the current configuration of the property.

Externally, the front garden is modest in size and laid to paving or planting, while the rear garden offers a low-maintenance patio-style area, ideal for outdoor seating. On-street parking is available to the front of the property. This versatile property is ideally suited to investors seeking a student or HMO opportunity in a highly accessible and well-established location.

## ACCOMMODATION

Kitchen – 10'27 x 15'09

Double-glazed window to side aspect, rear access door to side aspect, modern wall and base units, stainless steel hob and oven, extractor fan, wall-mounted boiler, stainless steel sink and drainer, radiator.

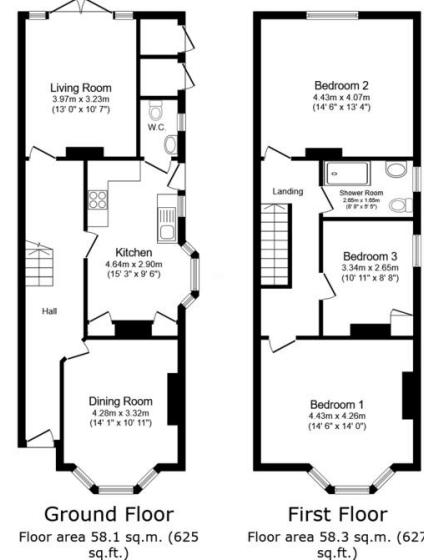
EPC Rating: **66D**

Council Tax Band: **C**





## Floorplan



Total floor area: 116.3 sq.m. (1,252 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 cannot 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.Propertybox.com](http://www.Propertybox.com)

## Property Features

- **FOUR DOUBLE BEDROOMS**
- **MODERN FITTED KITCHEN WITH APPLIANCES**
- **TWO RECEPTION ROOMS OR FLEXIBLE GROUND FLOOR BEDROOMS**
- **DOWNSTAIRS WC AND UPSTAIRS FAMILY BATHROOM**
- **DECORATIVE FIREPLACE IN ONE OF THE BEDROOMS**
- **DOUBLE-GLAZED WINDOWS THROUGHOUT**
- **GAS CENTRAL HEATING**
- **SMALL LOW-MAINTENANCE PATIO REAR GARDEN**
- **ON-STREET PARKING**
- **CLOSE TO SCHOOLS, SHOPS AND CITY CENTRE AMENITIES**

## Kings Estates

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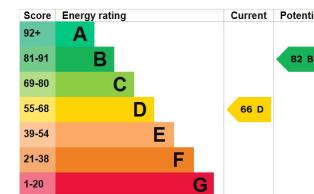
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