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67 Union Road, Exeter, Devon, EX4 6HT



SOUTHGATE
ESTATES

£625,000

Guide Price





67 Union Road, Exeter

A substantial six bedroom student investment property, offering well-proportioned accommodation arranged over two floors, with tenancy agreements currently in place providing an income of £54,432 per annum. The property further benefits from a low maintenance rear garden, a garage and ample off-road parking to the front.

The property is ideally suited for student living, having been thoughtfully arranged to maximise occupancy while retaining comfortable communal living space. Its generous layout and practical configuration make it an attractive long-term investment opportunity.

The property is conveniently situated on Union Road, Exeter, placing it within close proximity of both of the University of Exeter's main campuses. The Streatham Campus lies approximately 0.5 miles from the property, while St Luke's Campus is around 1 mile away, both easily accessible by foot, bicycle or public transport. This highly desirable position is excellent for students, with access to local amenities, regular transport links and Exeter city centre which is approximately 0.5 miles away, further enhancing its investment appeal.





Accommodation The front door opens into an entrance porch which leads through to the main hallway, providing access to each of the main ground floor rooms, as well as stairs rising to the first floor. The ground floor comprises four double bedrooms, all of which are well-proportioned and offer ample space for furnishings. There are also two shower rooms on this level, both fitted with modern suites to comfortably serve multiple occupants. The living room provides a generous communal space for tenants to relax, with ample room for seating, and windows to the front and side aspects. The kitchen is well-sized and fitted with a range of units and worktop space, offering practicality for shared living. On the first floor, there are two additional bedrooms, both of which are spacious rooms, with the larger of the two benefitting from an en suite shower room. The main bathroom is also located on this level and comprises a three piece suite.

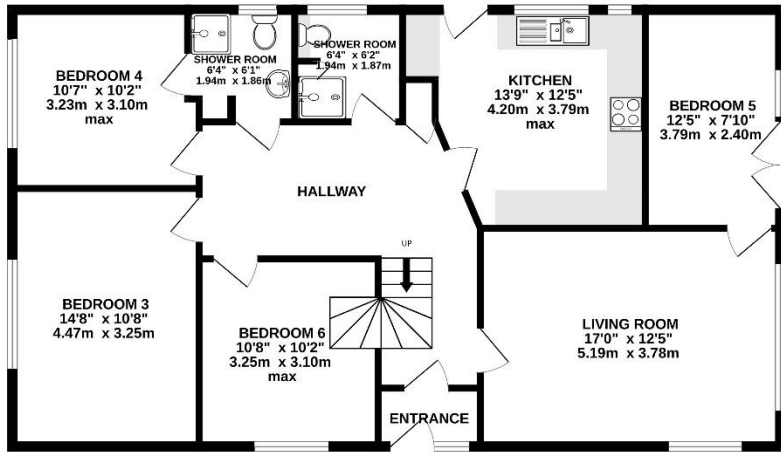
Outside To the rear of the property is a low maintenance garden, ideally suited for student living. The property also benefits from a lockable garage, along with ample off-road parking to the front, a valuable feature for both tenants and visitors.

Property Information Tenure: Freehold. Council tax band: E.

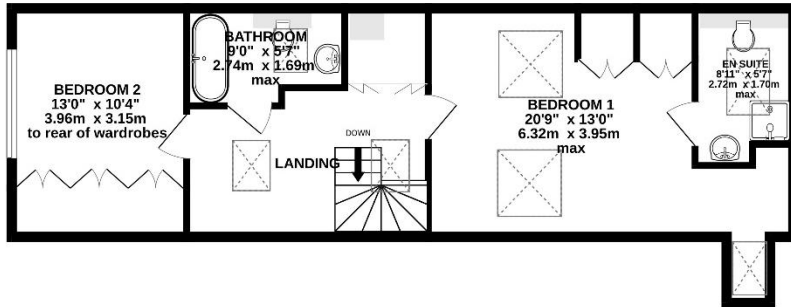
- *Student Property*
- *Tenancy Agreements in Place*
- *6 Bedrooms*
- *Low Maintenance Garden*
- *Garage & Parking*
- *Close to Streatham Campus*



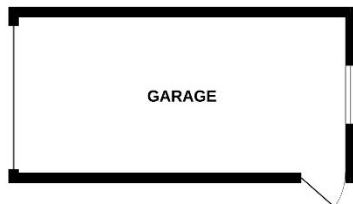
GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



GARAGE
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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