



Connells

Victoria Street
Exeter

Victoria Street
Exeter EX4 6JG

for sale
£425,000



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

Externally, the property benefits from a larger rear garden compared to some of the neighbouring homes, featuring a patio area and artificial lawn-perfect for a low-maintenance outdoor space. The garden is fully enclosed, offering privacy and a pleasant sunny aspect.

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, fitted wardrobe and desk area, wall mounted radiator.

Bathroom

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

Second Floor Bedroom 2

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

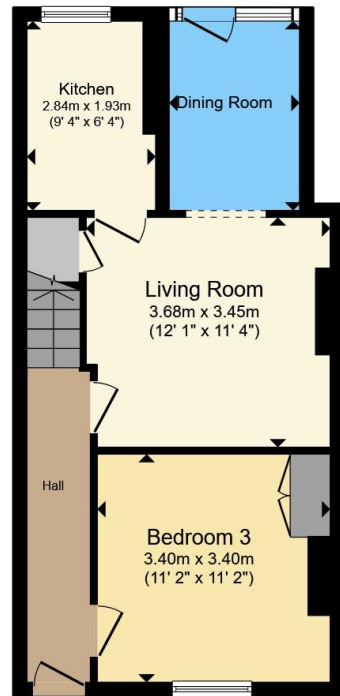
Rear Garden

Large patio, artificial lawn, garden shed, walled surrounding.

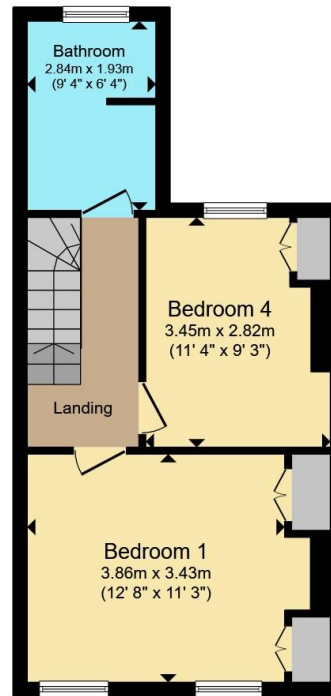




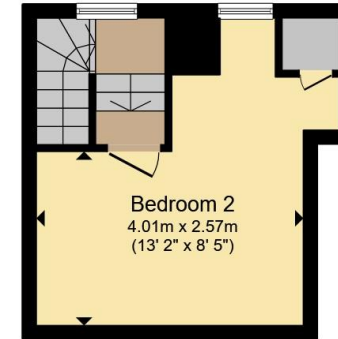




Ground Floor



First Floor



Second Floor

Total floor area 100.6 m² (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

Connells

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317708



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