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137 Monks Road, Exeter, Devon, EX4 7BQ



SOUTHGATE
— ESTATES —

£375,000





137 Monks Road, Exeter, Devon, EX4 7BQ

An excellent investment opportunity situated in Monks Road which would be ideal for either students or professional sharers. The property is let to students for the current 2026/27 academic year, achieving £2,600 per month (£150 per person, per week). The house has been recently fully renovated, with new furniture and a new gas condensing boiler. The property features a bay-fronted lounge, a large kitchen diner and a shower room/cloakroom on the ground floor, plus one of the double bedrooms. Upstairs there are the remaining three bedrooms and an additional bathroom. There is also a low-maintenance, South-facing enclosed garden to the rear.

The area of Mount Pleasant has the advantage of a number of amenities nearby, including GP surgeries, convenience stores and green spaces. Exeter's city centre is also just a short walk away, providing a good number of high street shops, restaurants and cafes. In addition, the location is ideal for access to both the Streatham university campus, as well as St Lukes, and Polsloe Bridge train station.

We are advised by the vendors that this property has been in use as a student house since 2008.





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, a washing machine, a tumble dryer, an under-counter fridge 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.

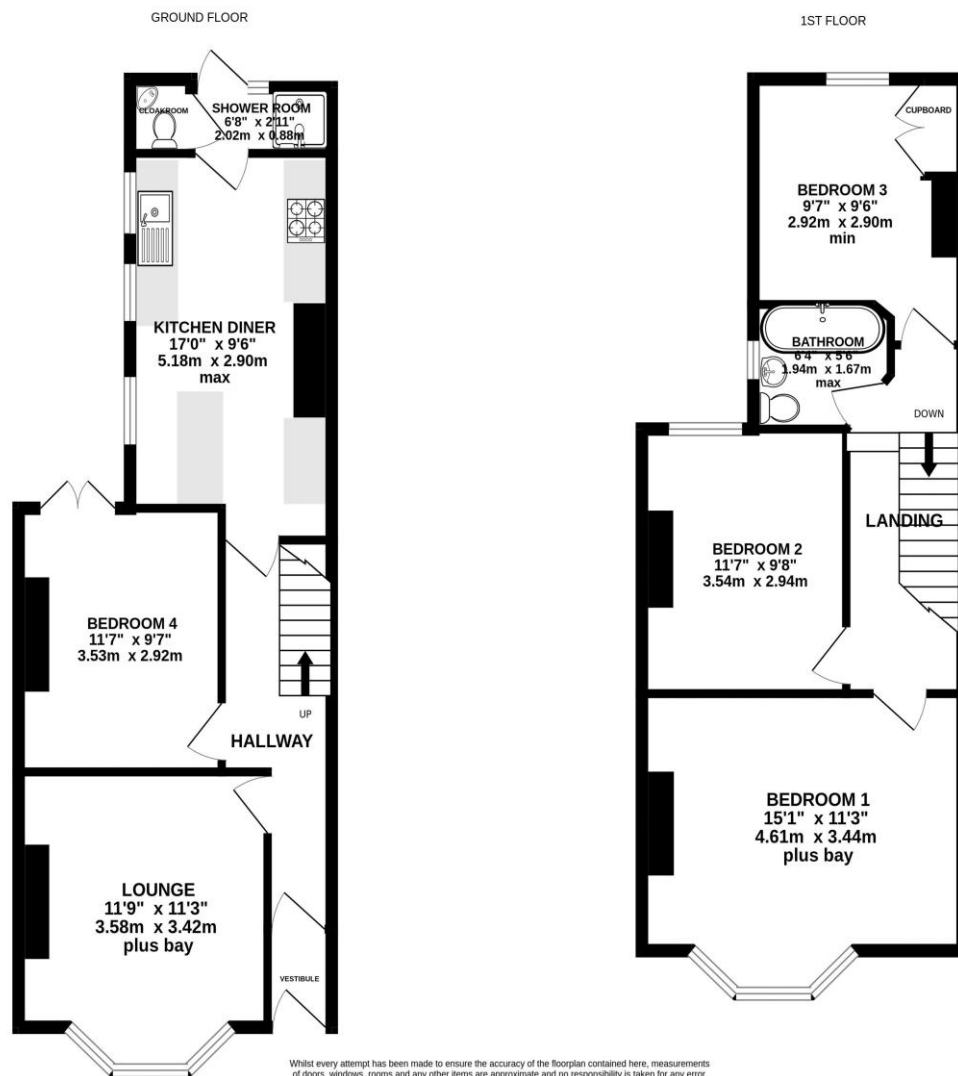
First Floor Upstairs, the landing provides doors to the remaining three double bedrooms and to the bathroom, which incorporates a close-coupled WC, a pedestal wash basin, and a bath with a central mixer tap and shower over. There is also an obscured window to the side aspect.

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 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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ESTATES

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