



Rosebery Road, Exeter, EX4 6LT

This mid-terrace HMO boasts three spacious bedrooms, providing an excellent opportunity for multiple tenancies. The flexible layout allows for comfortable living spaces, providing a homely atmosphere for each resident.

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Description:

The property has gas-fired central heating, UPVC double glazed windows, kitchen, sitting room, three double bedrooms and 1st floor bathroom. Fully enclosed rear garden.

Additionally, the property's location is ideal for students, being convenient for Exeter University and close to Exeter City Centre.

The Property:

Ground floor: Entrance door into inner lobby, ½ glazed door to...

Hallway: Radiator, stairs rising to first floor.

Bedroom One: A lovely bright room with double glazed bay window to the front aspect, coving, radiator.

Living Room: Shelving and built-in cupboards in alcove, radiator, window overlooking the useful lean to.

Kitchen: Stainless steel single drainer sink unit with mixer tap. A selection of wall and base units. Washing machine, gas cooker, wall mounted Worcester boiler supplying domestic hot water and central heating system. Understairs cupboard housing gas and electric meters. Door to the lean to. Window with views over the rear courtyard garden. Door to....

Lean to: A useful space for storage, original doors to rear courtyard garden.

First Floor Landing:

Access to the loft area, fully insulated.

Bedroom Two: Another lovely bright double room with bay double glazed windows to front aspect, coving, fitted wardrobes with cupboards above, radiator

Bedroom Three: Double bedroom coved ceilings, radiator, aspect to the rear with views over the courtyard garden.

Bathroom: Panelled bath with shower over, pedestal wash hand basin, low level WC, obscure glass to rear aspect, radiator.

Outside:

Rear Garden: Enclosed, low maintenance courtyard garden

Contract in place for the 2023/2024 academic year generating an income of £14,976. A new contract secured for the 2024/2025 academic year could see the rent to £25,000.



At a Glance....

Student HMO
Three Double Bedrooms
Sitting Room
Kitchen
Utility Area
Fully Enclosed Courtyard Garden
Great Location

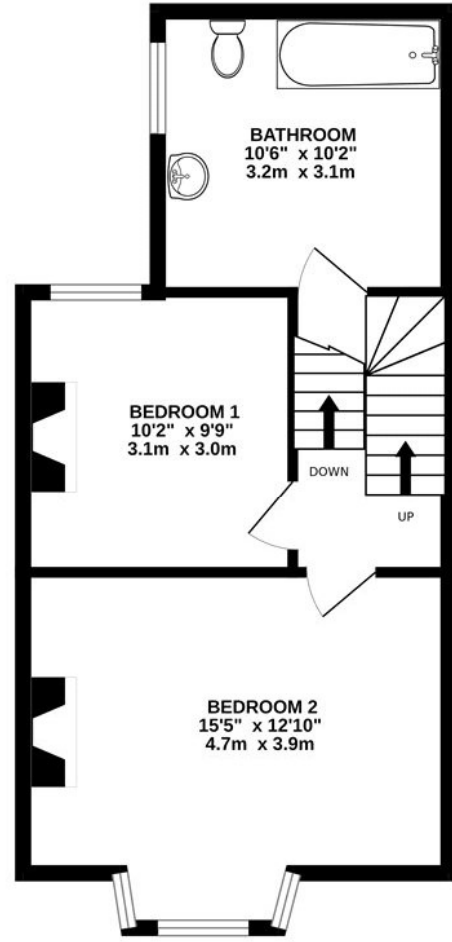
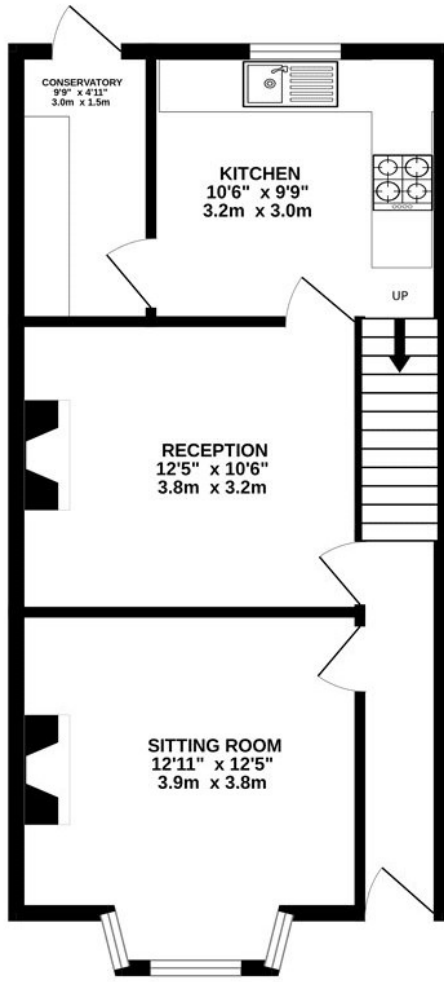
PROPERTY INFORMATION:

Freehold
Council Tax Band: B
Mains Electric, Gas, Water and Drainage



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	84
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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