



Oakfield Street, Exeter, EX1 2QT

Guide price: £415,000

INVESTORS ONLY - A rare opportunity to purchase a four bedroom investment property currently let out until July 2022 at a rent of £29,136 per annum.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Exeter is a vibrant garden city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

The property:

The property is accessed via a flat path at the front door.

The modern kitchen comprises of grey wall and base storage units with roll top work surfaces, integral four ring electric hob and stainless steel sink/drain, fridge/freezer, washing machine and dishwasher.

The sitting room has plenty of space for furniture. Wooden flooring and radiator.

Bedroom one is a good size double bedroom with a window overlooking the front aspect. Large window, wooden flooring and radiator.

First floor:

Bedroom two is a further double bedroom. Large window overlooking the front aspect, wooden flooring radiator.

The modern bathroom comprises of a bath with stand over shower, W/C and wash basin.

Second floor:

Bedroom three is another double bedroom overlooking the rear aspect. Window, wooden flooring and radiator.

Bedroom four is the last double bedroom which overlooks the front aspect. Window, wooden flooring and radiator.

Outside:

There is a private patio garden to the rear.

The property has a double garage located at the rear of the property.

Residents permit parking is available

Agents Note:

- Let until July 2024

- Excluding bills

- Annual income of £29,136

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



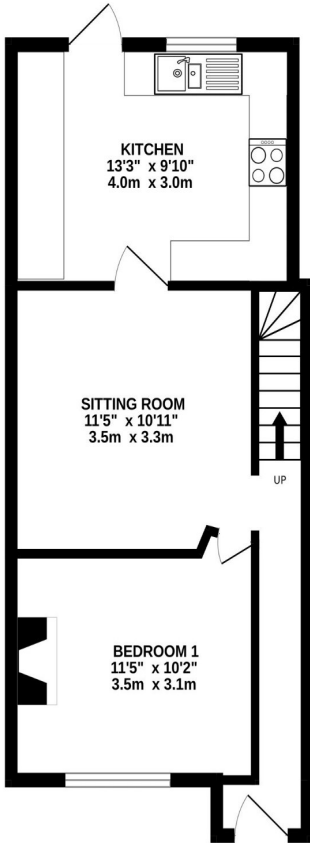
At a glance...

Great location
No onward chain
Excellent finish throughout
Four double bedrooms
Modern kitchen
Let until July 2024
Annual income of £29,136

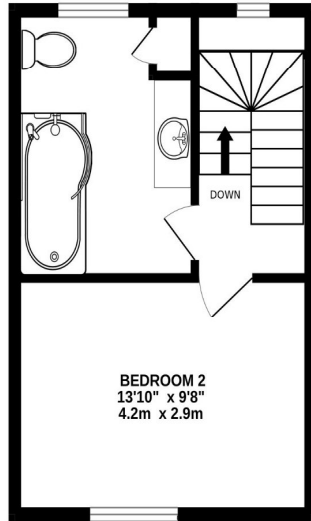
PROPERTY INFORMATION:

Freehold
Council tax Band: C
Mains electric, gas, water and drainage.
Assuming all occupants are full time students, you should be entitled to 100 % exemption from Council Tax payments.
Ultrafast broadband available (Checked via openreach) fibre to cabinet.
Mobile: We understand that full mobile coverage is available (checked on Ofcom)

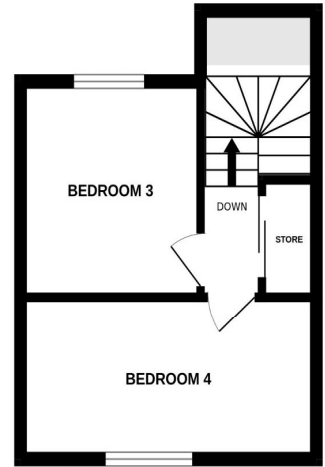
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



2ND FLOOR
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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