



Monkswell Road, Exeter, EX4 7AX

A spacious licensed 5/6 bedroom student investment property which has been a successful let with the current owners for over 30 years. Currently let out at £160 pp pw. Situated in an ideal student location handy for Exeter University's Streatham campus and St Luke's as well as Exeter City Centre.

Winkworth

Guide Price £525,000

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Description:

A great city centre location with easy access to both Exeter University's Streatham and St Luke's campuses.

The Accommodation:

Ground Floor: Solid timber entrance door to...

Vestibule: Quarry tiled flooring, part glazed door to...

Hallway: Radiator, feature arch, stairs rising to the first floor with recess below.

Bedroom Three: Bay window with aspect to the front, radiator.

Lounge: Feature fireplace, double doors with access directly into the conservatory, radiator.

Kitchen: Modern kitchen comprising of a wall and base units, stainless steel single drainer sink unit with hot and cold mixer tap. Electric oven with four ring electric hob. Large fridge/freezer and washing machine. Wall mounted boiler supplying hot water and central heating, window to side and rear.

Dining Area: Space for table and chairs, window overlooking the conservatory, fridge/freezer, radiator; access to the understairs storage cupboard.

Conservatory: A great utility area providing power for tumble drier, door giving access to the patio garden.

Stairs to First Floor Landing:

Bedroom Two: Large bay window to front aspect, original fireplace, built in wardrobe, picture rail, radiator.

Shower Room: Large shower tray with wall mounted mains mixer shower and screen door, pedestal wash basin, low level WC, extractor fan, radiator.

Bedroom Four: Bay window to rear of the property with views over the garden and surrounding area, picture rail, radiator.

Bedroom Five: Built in wardrobes, window overlooking the rear access, radiator.

Bathroom: Panelled bath with Mira shower over, pedestal wash hand basin, low level WC.

Stairs to second floor.

Bedroom One: Lovely views to the rear aspect, built in wardrobe, access to eaves storage, radiator.

Outside:

Rear Garden: Garden WC with wall mounted wash hand basin with hot and cold supply. Sunny enclosed walled garden which is mostly a large patio area for low maintenance; steps down to large garage.

Garage - A large useful garage area with door giving direct access onto the service land, very useful for bike storage.

Frontage: Walled low maintenance frontage – bin store area, original tiling.



At a glance....

HMO Licensed for Six Bedrooms
Successful Student Let
Currently Five Double Bedrooms
Bathroom/Shower Room & WC
Large Garage
Great Central Location
Permit Parking
EPC C
NO ONWARD CHAIN

PROPERTY INFORMATION:

Freehold
Council Tax Band: B
Mains Electric, Gas, Water and Drainage
Broadband: Ultrafast broadband is available
(checked on Openreach)

Monkswell Road, Exeter, EX4

Approximate Area = 1366 sq ft / 126.9 sq m (excludes lean to)

Limited Use Area(s) = 36 sq ft / 3.3 sq m

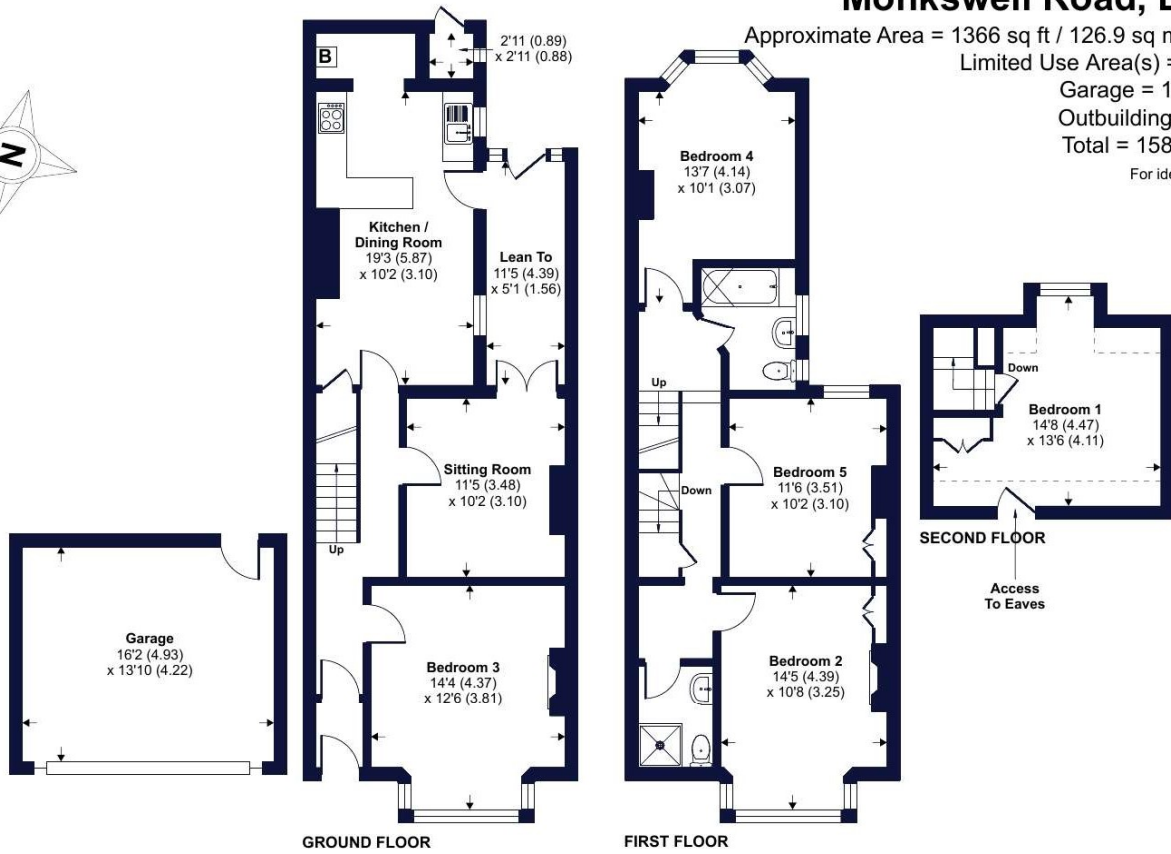
Garage = 176 sq ft / 16.4 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 1586 sq ft / 147.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1096139



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			82
B (81-91)			
C (69-80)		70	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
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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