

Letting Room 6

11' 2" x 12' 9" (3.427m x 3.889m)

Feature window to the rear aspect, cast iron fireplace with antique pine surround and mantel, and radiator.

Outside

To the rear of the property is a good-sized garden mainly laid to lawn with a variety of trees and shrubs. To the front of the property is another small garden, again mostly laid to lawn with a tiled path leading to the front door.



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£425,000

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6 Letting Rooms. Many Original Features. Large Kitchen Diner.
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6 Bedroom, Prospect Park

INVESTMENT PROPERTY. Located in a leafy suburban street, this period property boasts a location popular with students and residents alike. Just a quick walk from the Streatham Campus and the city of Exeter with all its amenities and attractions, the house is currently being used as a student let. The substantial period property currently houses six students, resulting in an attractive revenue of £2,172 per calendar month. In brief, the accommodation comprises 6 letting rooms (one ensuite), a lounge, large kitchen diner and bathroom, and is offered fully furnished with tenancy agreements in place. Having maintained many period features including pine panelling around the bay window, a built in dresser to the kitchen, several fireplaces and unusual plasterwork, the property could be restored to a stunning family home. This unbeatable combination of location, original features and investment potential makes this property a must-see!

The Accommodation Comprises: Entrance Hallway

The wooden front door opens into the entrance vestibule, which in turn leads into the main hallway via a beautiful stained glass section. In the hallway itself, there is a gas central heating radiator, an under-stairs storage cupboard and a stairway with wooden balustrading leading to the first floor. There are doors leading to the Lounge, Kitchen Diner and Letting Room 1.

Lounge

15' 10" into bay x 13' 5" max (4.842m x 4.101m)
Good-sized lounge with a bay window and many period features. These includes the a cast iron period fireplace with decorative tiles and marble surround, a Victorian-style wooden window seat situated in the bay window, skirting boards, a picture rail and decorative plasterwork to the ceiling. There is also a gas central heating radiator.

Kitchen

9' 10" x 11' 7" (3m x 3.53m)
The modern kitchen is well appointed, comprising a range of base and wall units with a tiled floor and halogen lighting. Appliances include a washing machine, tumble drier and dishwasher. There is also a built in stainless steel electric oven with gas hob and stainless steel extractor hood. The room is light and airy, benefiting from two windows to the side aspect. A wooden back door leads to the garden.

Dining Area

9' 8" x 14' 5" (2.97m x 4.399m)
(Open plan with kitchen). The spacious dining area features a built in period wooden dresser and stripped pine floorboards. With two windows to the side aspect and a 4 bulb halogen spotlight fitting, the room is very light. There is also a radiator.



Letting Room 1

11' 0" max x 12' 8" (3.35m x 3.86m)
Double bedroom with french doors to the rear aspect. There are fitted cupboards to the alcoves with wooden doors.

First Floor Landing

The split level galleried landing has doors to bedrooms 2, 3 and 4, and the main bathroom.

Letting Room 2

9' 10" max x 13' 8" (3.004m x 4.172m)
Large bedroom with period style fireplace, picture rail and sash window to the rear aspect. There is also a door to the ensuite shower room and a radiator.

Ensuite Shower Room

White three piece suite comprising a low level WC, electric shower and a wash handbasin.

Letting Room 3

12' 8" x 11' 0" max (3.865m x 3.38m)
Bedroom featuring cast iron fireplace with antique pine surround, picture rail and sash window to the rear aspect. There is also a radiator.

Letting Room 4

17' 5" x 13' 3" (5.312m x 4.041m)
Cast iron feature fireplace with decorative tiles, marble surround and mantel. The room also benefits from two sash windows to the front aspect, built in wardrobes with wooden louvre doors and a radiator.

Bathroom

6' 3" x 9' 6" (1.909m x 2.909m)
White four piece suite comprising low level WC, wash handbasin, bath and shower cubicle with thermostatic mixer shower. The room also has a sash window to the side aspect and a radiator.

Second Floor Landing

The split level landing has a window to the rear aspect and doors to bedrooms 5 and 6

Letting Room 5

17' 5" x 13' 3" (5.331m x 4.051m)
The room has a cast iron fireplace with antique pine surround and mantel, a sash window to the front aspect and a radiator.

