



132 Mincinglake Road, Exeter, EX4 7DU
Offers In Excess Of £425,000 Leasehold


MARTIN&CO

Mincinglake Road, Stoke Hill

5 Bedrooms, 3 Bathroom

Offers In Excess Of £425,000

A well presented and recently fully renovated five bedroom ground floor flat offered for sale in good condition having been renovated to a high standard by the current owners, currently fully let to students and generating a strong rental income of £195 per person per week. The property is arranged as a spacious student accommodation comprising five well-proportioned bedrooms, a communal living area, modern fitted kitchen, and bathroom facilities, providing comfortable and practical living for student tenants. Being located on the ground floor, the property benefits from easy access and a practical layout suited to the student rental market. Currently achieving a combined rental income of approximately £975 per week, this equates to £46,800 per annum, making it an attractive turn-key investment opportunity with established demand each year.



ENTRANCE HALL Accessed via part glazed front door, doors to the lounge, bedroom one, bedroom two, bedroom three and shower room. Radiator.

LOUNGE 14' 0" x 9' 4" (4.269m x 2.846m) Television point, storage cupboard, seating area, radiator and opening through to the open plan kitchen and dining room.

KITCHEN/DINER 15' 4" x 15' 3" (4.694m x 4.660m) Rear aspect uPVC double glazed window, uPVC double glazed french doors leading to the decking and rear garden, fitted range of eye and base level units, stainless steel sink and half with a single drainer, rolled edge work surfaces, integrated double oven with a hob and an extractor fan above, integrated washing machine, integrated double fridge and freezer, dishwasher, seating area, door through to the inner hallway with doors to bedroom four, bedroom five and the shower room.

BEDROOM ONE 11' 6" x 8' 8" (3.518m x 2.655m) Front aspect uPVC double glazed window, radiator.

BEDROOM TWO 15' 2" x 6' 3" (4.630m x 1.912m) Rear aspect uPVC double glazed window, radiator. Door to the en-suite shower room.

ENSUITE Three piece suite, walk in shower cubicle, low level WC, wash hand basin, extractor fan and heated towel rail.

BEDROOM THREE 10' 8" x 9' 4" (3.263m x 2.853m) Front aspect uPVC double glazed window, radiator.

SHOWER ROOM Three piece suite, walk in shower cubicle, low level WC, wash hand basin, extractor fan and heated towel rail.

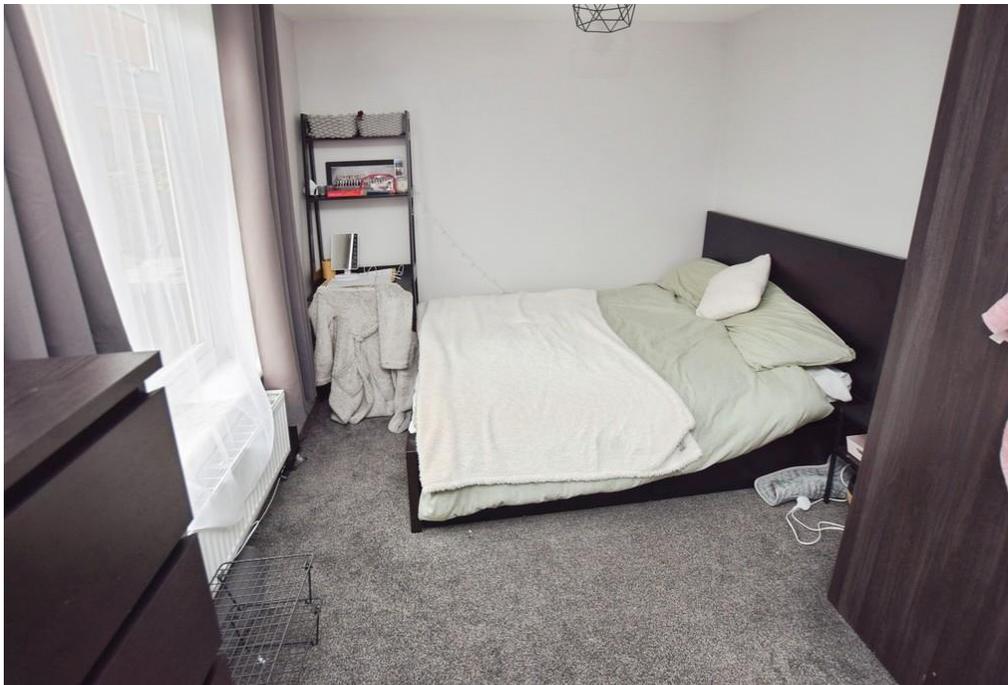
BEDROOM FOUR 10' 4" x 8' 0" (3.156m x 2.440m) Side aspect uPVC double glazed window, radiator.

BEDROOM FIVE 13' 9" x 6' 10" (4.215m x 2.095m) Rear aspect uPVC double glazed window, radiator.

SHOWER ROOM Three piece suite, walk in shower cubicle, low level WC, wash hand basin, extractor fan and heated towel rail.

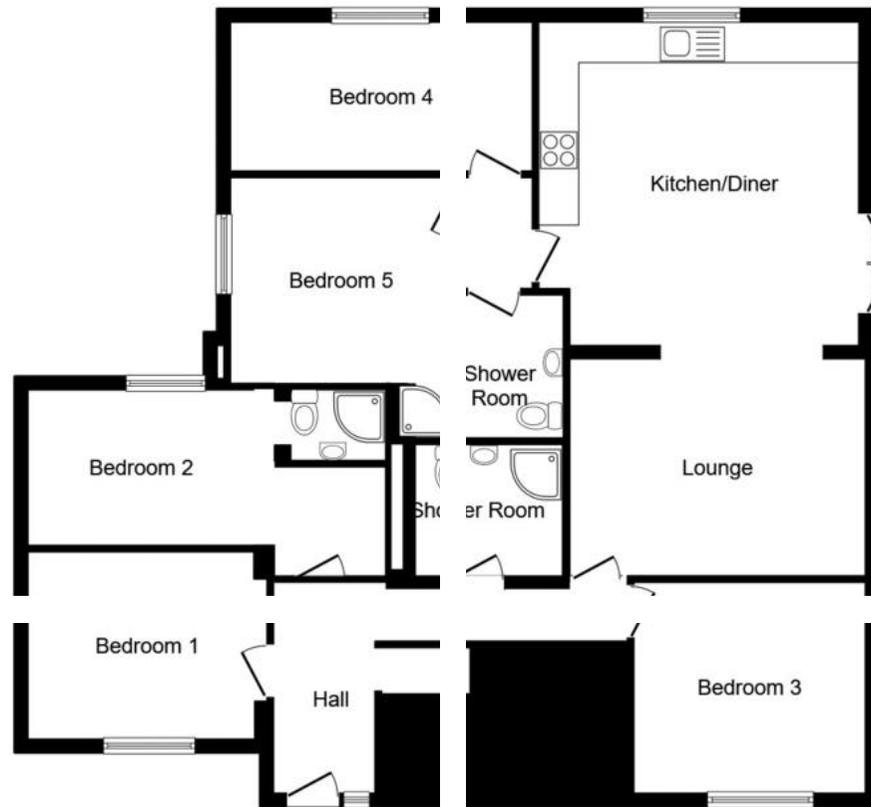
GARDEN Enclosed rear garden with decked area leading to a private lawn.

LEASE INFORMATION Lease remaining is circa 92 years of a 125 year lease. The service charges are approximately £300 per annum including the ground rent. The lease is owned by Exeter City Council.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including a

total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of a agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to

documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, n verification from their Solicitor or Surveyor.

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