

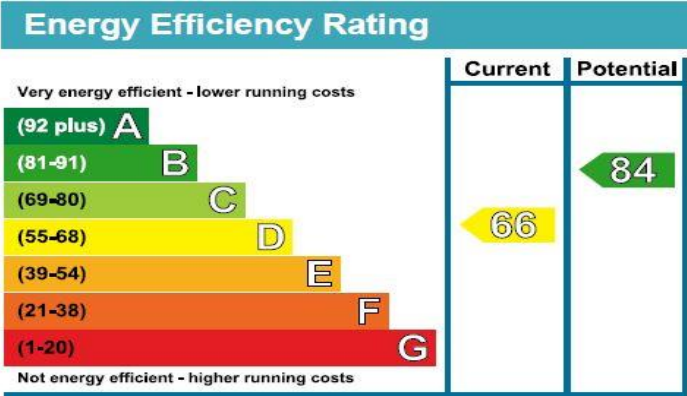


Tenure
Freehold

Council Tax Band
B

Viewing Arrangements
Strictly by appointment

Star Estate Agents
6 Northernhay Place
Exeter
Devon
EX4 3QJ
www.starpropertycentre.com
info@star-estateagents.com
01392 479100



Disclaimer:
Star Estate Agents have not tested any apparatus, equipment, fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent report from relevant professionals such as surveyor or solicitor. Star Estate Agents advise buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see the Property Misdescriptions Act
Star Estate Agents Trade as Star Lettings and Property Management Ltd



Iddesleigh Road, Exeter EX4 6LY
O.I.E.O £270,000

POTENTIAL HMO awaiting for CERTIFICATE of LAWFULNESS from EXETER CITY COUNCIL. This TWO BEDROOM terraced home and TWO RECEPTION rooms has recently been RENOVATED throughout. Located in a POPULAR suburb, a short distance from the CITY CENTRE with many local amenities. The property has a good size living room, dining room and kitchen breakfast room. Two double bedrooms and bathroom. Outside there is a courtyard to the rear.

- Recently Renovated Throughout
- Popular Location
- Chain Free
- Two Double Bedrooms
- Two Reception Rooms
- Potential Investment Opportunity
- Awaiting for Certificate of Lawfulness from Exeter City



Property Description

ENTRANCE HALL Decorative tiled floor, door to inner hallway

HALLWAY With doors to living room and dining room, access to stairs, radiator.

LIVING ROOM 11' 9" x 11' 1" (03.6m x 3.4m) Max Double glazed bay window to the front, radiator.

DINING ROOM 12' 5" x 10' 9" (3.8m x 3.3m) Max Double glazed door to kitchen breakfast room, radiator.

KITCHEN/BREAKFAST ROOM 14' 9" x 10' 5" (4.5m x 3.2m) Max With a selection of eye level an base kitchen units, integrated oven and hob, extractor fan, plumbing for washing machine, access to under stairs cupboard. Double glazed window and sliding doors to garden, radiator.

STAIRS TO FIRST FLOOR

LANDING Doors to both bedrooms and bathroom. Two cupboards.

BATHROOM 8' 2" x 8' 2" (2.5m x 2.5m)Max Bath tub with shower over, pedestal hand basin, low level WC. Double glazed bay window to rear.

BEDROOM ONE 15' 1" x 11' 1" (4.6m x 3.4m) Max Double glazed bay window and single window to the front, radiator.

BEDROOM TWO 10' 2" x 10' 9" (3.1m x 3.3m) Max Double glazed window to rear, radiator and storage cupboard.

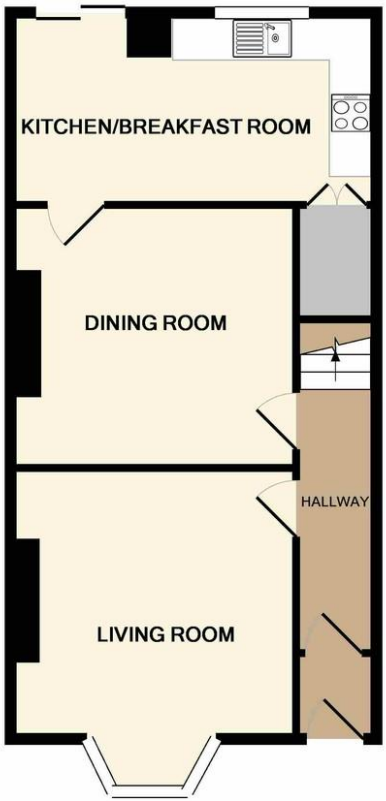
GARDEN Courtyard garden with flower bed to one side.

AREA Mount Pleasant is a short walk to the centre of Exeter which has become one of the features of the South West in recent times. With the large amount of investment that has gone into the High Street bringing with it a vast array of shops and restaurants as well as multiple entertainment venues. There are bus connections available to all parts of the country as well as major rail routes to London and the North of England. Coming closer to home there is the historic Quay side and cycle routes spreading across the county in an ever expanding network. Near to the property there is a local shop, doctors surgery, pub and supermarket.

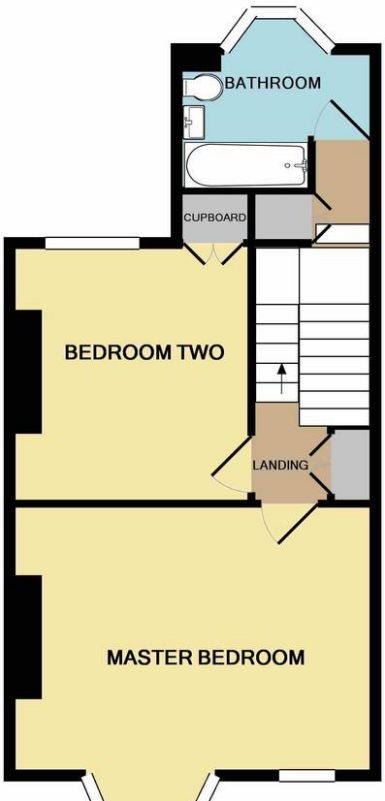
DIRECTIONS From John Lewis head along Sidwell St away from the city. At the roundabout take the first exit on to Old Tiverton Road, continue along and turn right just before the pedestrian crossing onto Iddesleigh Road. Continue along the road and the property can be found on the left hand side just before the end of the road.

DISCLAIMER Star Estate Agents have not tested any apparatus, equipment, fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective

purchasers are advised to obtain their own independent report from relevant professionals such as surveyor or solicitor. Star Estate Agents advise buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see the Property Misdescriptions Act Star Estate Agents Trade as Star Lettings and Property Management Ltd



GROUND FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)



FLOOR AREA 842 SQ.FT.
ensure the accuracy of the floor
ar items are approximate and no
is for illustrative purposes only and
stems and appliances shown have
r operability or efficiency can be
Made with Metropix ©2019

