



SOUTHGATE

ESTATES



£595,000

21 MONKS ROAD, EXETER, DEVON, EX4 7AZ

7 LETTING ROOMS. EXCELLENT LOCATION. ENCLOSED REAR GARDEN.
GAS CENTRAL HEATING. TENANCY AGREED 2019 / 2020. WELL APPOINTED KITCHEN.



MONKS ROAD, EXETER

This established HMO is located close to the University of Exeter and has tenancy agreements already in place for the academic year of 2019/2020 with a gross income of £43,120. Situated within walking distance of the city centre, this central location also offers excellent access to St Luke's Campus, as well as a wide range of local amenities, including various shops and cafes, nearby supermarkets and both hospitals. Belmont Park is also nearby, along with good transport links such as Polsloe Bridge station and regular buses into the centre. The property's internal accommodation briefly comprises an entrance hallway with doors to the living room, a bedroom, kitchen and a further bedroom. On the first floor are three more bedrooms (one with an en suite) and a shower room. Stairs rise to the second floor which includes remaining two bedrooms (one with an en suite).

THE ACCOMMODATION COMPRISES:

HALLWAY

Entrance vestibule with part-glazed door leading into the hallway where there is an original feature arch, stained glass window over the door, wooden balustrading to the stairs and a radiator. Doors lead to the living room, bedroom 1 and the kitchen.

LIVING ROOM

12' 5" x 12' 2" (3.78m x 3.72m) max plus bay window

Enjoying a double glazed bay window to front aspect, original cornicing to the ceiling along with a coal-effect electric fire with wood surround and a radiator.

BEDROOM 1

11' 3" x 10' 6" (3.42m x 3.20m) max

A double bedroom benefitting from a full height double glazed window to rear aspect and radiator.

KITCHEN

10' 4" x 10' 2" (3.16m x 3.11m) plus doorway

A modern fitted kitchen comprising range of matching wall and base units with roll-edge worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Space is provided for a range cooker with extractor hood over, a tall fridge freezer and additional under-counter fridge and washing machine. In addition there is spotlighting, a double glazed window to the side and doors leading to bedroom 2 and the garden.

BEDROOM 2

10' 3" x 9' 7" (3.12m x 2.93m)

A double bedroom with a door to the rear leading out to the garden, a cupboard housing the combination boiler, a radiator and a double glazed window to the rear aspect.

FIRST FLOOR LANDING

Stairs rise to the first floor landing which provides doors to three of the bedrooms and a bathroom and stairs rising to the second floor.



BEDROOM 3

12' 1" x 10' 3" (3.68m x 3.13m) max

A good-sized double bedroom accommodating a radiator and a double glazed bay window to rear aspect.

SHOWER ROOM

Comprising a low-level WC, wash hand basin and a shower cubicle. There is also a radiator and a double glazed window to side aspect.

BEDROOM 4

11' 2" x 10' 6" (3.41m x 3.2m)

Another sizeable double bedroom with a double glazed window to rear aspect and a radiator.

BEDROOM 5 & EN SUITE

13' 9" x 12' 3" (4.19m x 3.73m) including en suite

A double room complemented by a double glazed bay window to front aspect, also including a radiator and a door through to the en suite. The en suite comprises a close-coupled WC, a wash hand basin, shower cubicle and an extractor fan.

SECOND FLOOR LANDING

Stairs rise to the second floor landing which features a window to rear aspect and doors to the remaining two bedrooms.

BEDROOM 6

10' 6" max x 10' 9" with some reduced height (3.209m x 3.291m)

A further double bedroom with a double glazed window to rear aspect and a radiator.

BEDROOM 7 & EN SUITE

12' 8" max x 14' 10" max with some reduced height (3.864m x 4.536m)

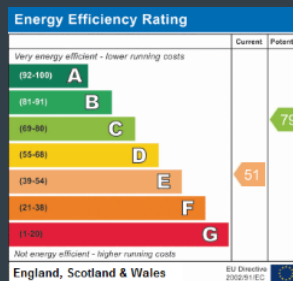
A final double bedroom with a window to the front aspect and a door through to the en suite which comprises a low-level WC, wash hand basin and a shower cubicle.

GARDENS

To the rear of the property is a walled courtyard garden which is mainly paved for low-maintenance. Pedestrian access is via a gate at the rear of the garden.

TENURE: FREEHOLD





Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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