

117 Fore Street, Heavitree, Exeter, EX1 3BR



A substantial 7 bed three storey investment property with a yield of over £33,000 per year with tenants in situ conveniently situated on the eastern fringes of the city centre. The property is within close proximity to Heavitree's comprehensive range of local facilities and amenities, Exeter Business Park in Sowton and the RD&E hospital is within easy walking distance. The accommodation comprises entrance hall, living room, kitchen, conservatory with outbuildings, seven bedrooms, two shower rooms, cloakroom and a rear garden.

Offers in the Region £420,000 Freehold DCX00974

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Porch

Front and side aspect uPVC double glazed windows and main entrance door to the entrance hall.

Entrance Hall

With stairs to first floor, under stairs storage cupboard, fire alarm system and doors to bedroom one, bedroom two and the lounge.

Bedroom One 15' 1" x 14' 1" (4.59m x 4.29m)

Front aspect uPVC double glazed bay window, tiled fireplace, radiator, coved ceiling, picture rail.

Bedroom Two 11' 11" x 10' 9" (3.63m x 3.27m)

Rear aspect uPVC french doors to the rear garden. Wash hand basin set in recess with electric vanity light over, radiator, coved ceiling and picture rail.



Lounge/Diner 12' 3" x 11' 1" (3.73m x 3.38m)

Side aspect uPVC double glazed sash style window, under stair shelved cupboard radiator. Arched doorway leads to:



Kitchen 12' 6" x 7' 7" (3.81m x 2.31m)

Fitted with a range of matching base and wall cupboard units including twin single drainer stainless steel sink units with roll edge work surface either side. Wall tiling over work surface areas. Built-in appliances include an electric oven and grill plus an electric four ring hob. Matching tall larder cupboard and wall mounted gas boiler. Window to side aspect. Part glazed door to:



Conservatory 9' 11" x 6' 9" (3.02m x 2.06m)

Giving access to the rear garden and two out houses (a downstairs WC with small window and a separate store room with electricity supply plus space and plumbing for an automatic washing machine).

First Floor Landing

With doors to bedroom three, bedroom four, bedroom five, shower room, cloakroom. stairs to the second floor landing.

Bedroom Three 12' 5" x 9' 8" (3.78m x 2.94m)

Rear aspect uPVC double glazed window enjoying pleasant open outlook across Heavitree Pleasure Park. Wash hand basin set in vanity unit with mirror over. Radiator.

Bedroom Four 12' 6" x 11' 11" (3.81m x 3.63m)

Rear aspect uPVC double glazed window, Wash hand basin set in vanity unit. Radiator.



Bedroom Five 16' 1" x 15' 1" (4.90m x 4.59m)

Front aspect aspect uPVC double glazed bay window, Wash hand basin set in vanity unit. Radiator, picture rail.

Shower Room

With matching white coloured suite comprising pedestal wash hand basin, low level WC and corner shower cubicle. Electric vanity light over wash basin area. Radiator. Opaque uPVC double glazed window. Wall tiling around sanitary ware areas. Small access to roof space.

Cloakroom

Side aspect uPVC opaque double glaze window, low level WC.

Second Floor Landing

Rear aspect uPVC double glazed window, doors to bedroom six, bedroom seven and the shower room.

Bedroom Six 12' 8" x 11' 2" (3.86m x 3.40m)

Rear aspect uPVC double glazed window with pleasant view across Heavitree Pleasure Park and hillsides in the distance Irregular shaped room with sloping ceilings. Maximum measurements only with restricted headroom. Wash hand basin set in vanity unit with mirror and electric light over. Radiator.

Bedroom Seven 13' 1" x 15' 4" (3.98m x 4.67m)

Front aspect uPVC double glazed window, maximum floor measurements. Limited headroom due to sloping ceilings.) Wash hand basin set in vanity unit. Radiator. Three wall light points. Access to roof space.

Outside

The property has a walled frontage with pedestrian gate and pathway affording access to the entrance porch. An enclosed rear garden which is mainly shingled.

Shower Room

Fully enclosed shower cubicle, part tiled walls, extractor fan.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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