

# HUNTERS®

HERE TO GET *you* THERE



## Mount Pleasant Road

Exeter, EX4 7AD

Asking Price £550,000



Council Tax: C

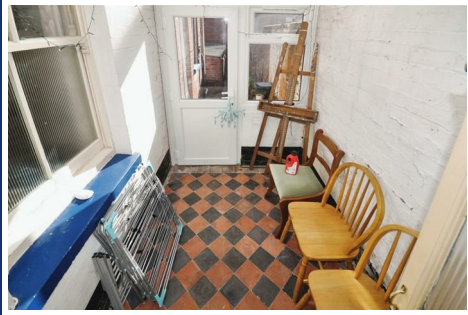




# 86 Mount Pleasant Road

Exeter, EX4 7AD

Asking Price £550,000



## Entrance Hall

Ceiling mounted smoke detector, wall mounted radiator, understair cupboard

## Bedroom One

12'11" x 14'3" (3.95 x 4.36)

uPVC window to front aspect, wall mounted radiator, ceiling mounted smoke detector

## Bedroom Two

12'1" x 10'9" (3.7 x 3.3)

Double doors onto Utility Room, wall mounted radiator

## Lounge

11'4" x 10'6" (3.46 x 3.22)

Sash window to side aspect, wall mounted radiator, door to understairs cupboard, archway to

## Kitchen

Ceiling mounted heat detector, Co2 alarm, uPVC window to rear aspect, matching range of wall and base units, 4 ring electric hob, built in electric oven, stainless steel sink with mixer tap over, space and plumbed for washing machine, space and plumbing for dishwasher, space for fridge freezer, uPVC door to rear yard

## Landing

Ceiling mounted PIV unit, loft hatch x 2, ceiling mounted smoke detector,

## Bedroom Three

11'5" x 10'5" (3.5 x 3.18)

uPVC windows to rear aspect, wall mounted radiator, feature fire place

## Bathroom

Obscure uPVC window to side aspect, ceiling mounted extractor fan, enclosed shower cubicle, wash hand basin, W.C.

## WC

Obscure uPVC window to side aspect, WC

## Bedroom Four

12'3" x 10'9" (3.74 x 3.28)

uPVC window to rear aspect, wall mounted radiator, feature fire place

## Bedroom Five

13'4" x 12'8" (4.08 x 3.87)

uPVC windows to front aspect, wall mounted radiator,

## Outside

### Garage

- HMO property with 5 bedrooms
- Modern spacious kitchen with appliances
- High ceilings and period features
- Separate reception room with garden access
- EPC rating of D
- Council tax band C
- Garage for off-street parking
- Good investment potential
- Well-maintained and naturally lit rooms
- Strong public transport links

Tel: 01392 340130

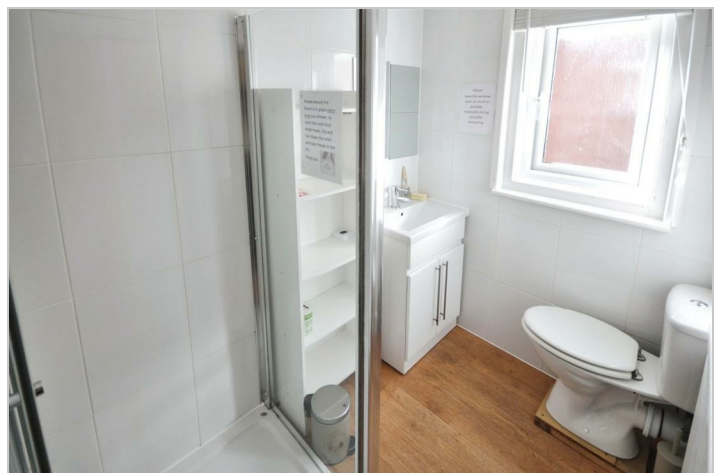
\* Student HMO \* I am pleased to present this impressive terraced property For Sale, situated in an area boasting strong public transport links, nearby schools, and local amenities. The property is in good condition and is an ideal purchase for investors or students alike, currently operating as a Student HMO.

The property offers a wealth of accommodation with five spacious and naturally lit bedrooms, all of which are double in size, enhancing the overall appeal and investment potential of this property. Furthermore, the property is characterised by high ceilings and period features, adding a touch of elegance and charm to the residence.

A modern and spacious kitchen forms the heart of the home, fitted with an array of contemporary appliances and providing ample space for socialising and cooking. The property also benefits from a separate reception room, which provides direct access to a garden, thus extending the living space outdoors and adding an extra dimension of versatility to the layout.

The property is compliant with an EPC rating of D and falls within council tax band C. Adding to the investment appeal of this property is the inclusion of a garage, providing off-street parking or additional storage space.

This is a fantastic opportunity to acquire a well-maintained and good yielding investment property, radiating an inviting feel thanks to its well-proportioned rooms and natural light. With its excellent location and appealing features, this property is certainly worth viewing.



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Please contact our Hunters Exeter Lettings Office  
on 01392 340130 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
EU Directive 2010/66/EC		85
England & Wales		66

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
EU Directive 2010/66/EC		67
England & Wales		48

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