

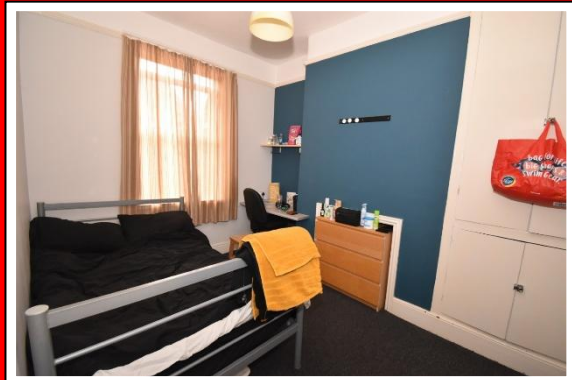


**7 CULVERLAND ROAD
ST JAMES
EXETER
EX4 6JH**

PROOF COPY



£685,000 FREEHOLD



A chance to acquire a great investment opportunity situated in a prime student location providing good access to Exeter city centre and university campus. Tenancy agreement in situ for the next academic year 2025/2026 at a figure of £62,160. Seven bedrooms. Reception hall. Sitting room/communal room. Kitchen. Two first floor shower rooms. Gas central heating. uPVC double glazing. Enclosed rear garden. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure glazed front door leads to:

ENTRANCE VESTIBULE

Doorway opens to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair storage cupboard housing gas meter and electric consumer unit. Door to:

SITTING ROOM/COMMUNAL ROOM

11'10" (3.61m) x 11'0" (3.35m) into recess. Radiator. Fireplace recess. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM

12'0" (3.66m) x 9'0" (2.74m) into alcove. Fireplace recess. Built in wardrobe. Radiator. uPVC double glazed window to rear aspect.

From reception hall, door to:

KITCHEN

16'4" (4.98m) x 7'4" (2.24m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for two upright fridge freezers. Radiator. Tiled floor. Breakfast bar. Inset LED spotlights to ceiling. Two uPVC double glazed windows to side aspect.

FIRST FLOOR HALF LANDING

Doorway opens to:

INNER LOBBY

Wash hand basin with modern style mixer tap and large fitted mirror. Inset LED spotlight to ceiling. Door to:

CLOAKROOM

Comprising low level WC. Half height tiled walls. Extractor fan. Inset LED spotlight to ceiling.

From inner lobby, door to:

SHOWER ROOM

Tiled shower enclosure with fitted electric shower unit. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From inner lobby, door to:

SHOWER ROOM

Comprising double width shower enclosure with fitted mains shower unit. Wash hand basin with tiled splashback. Fitted mirror. Low level WC. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Smoke alarm. Stairs leading to second floor. Door to:

BEDROOM

11'10" (3.61m) x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect.

From first floor full landing, door to:

BEDROOM

11'10" (3.61m) x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect.

From first floor full landing, door to:

BEDROOM

12'0" (3.66m) maximum x 9'0" (2.74m). Radiator. uPVC double glazed window to rear aspect.

SECOND FLOOR LANDING

Smoke alarm. Window to rear aspect. Door to:

BEDROOM

11'5" (3.48m) maximum x 9'0" (2.74m) maximum (part sloped ceiling). Radiator. uPVC double glazed window to rear aspect.

From second floor landing, door to:

BEDROOM

11'10" (3.61m) x 7'6" (2.29m) maximum (part sloped ceiling). Radiator. Double glazed Velux style window to front aspect.

From second floor landing, door to:

BEDROOM

17'4" (5.28m) maximum x 6'8" (2.03m) (part sloped ceiling). Radiator. Double glazed Velux style window to front aspect.

OUTSIDE

To the rear of the property is a paved garden enclosed to all sides.

TENURE
FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick
Mains: - Water, drainage, electric, gas
Heating: Gas central heating
Mobile: Indoors – EE, Three, O2 and Vodafone voice & data limited
Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely
Broadband: Standard & Ultrafast available.
Flood Risk: River & sea – Very low risk, Surface water – High risk
Mining: No risk from mining
Council Tax: Band B (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office proceed down the road and on reaching the mini roundabout continue straight ahead up into Pennsylvania Road. At the traffic light crossroad junction turn right into Union Road and continue along taking the 4th right down into Culverland Road where the property in question will be found towards the bottom end of the road on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE
CDER/0625/AV

**AWAITING
FLOOR PLAN**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		