



**7 ALDRIN ROAD
PENNSYLVANIA
EXETER
EX4 5DN**

PROOF COPY



£700,000 FREEHOLD



An opportunity to acquire a much improved and extended detached family home currently arranged as a licenced six bedroom HMO but could be reconfigured back to a family house. Six bedrooms. Sitting room. Spacious modern kitchen/breakfast room. Utility room. Ground floor cloakroom. Modern bathroom. Modern shower room. Gas central heating. uPVC double glazing. Good size front and rear gardens. Private driveway. Detached garage. Highly sought after residential location convenient to university and Exeter city centre. Viewing highly recommended.

The property is currently set up as a six bedroom HMO let to working professionals producing a rental income of approximately £43,020 per annum. The current vendor is in the process of applying for planning permission to convert one of the communal rooms to be a seventh bedroom this would add approximately another £7,800 to the yearly rent.

The property has already been granted a licence for seven occupants from Exeter city council and now just waiting for the full planning application to be approved.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed double opening doors lead to:

ENTRANCE VESTIBULE

Cloak hanging space. Glass panelled internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Storage cupboard with hanging rail and fitted shelf. Smoke alarm. Door to:

SITTING ROOM

11'10" (3.61m) x 10'5" (3.18m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

From reception hall, door to:

DINING ROOM/POTENTIAL BEDROOM 7

11'4" (3.45m) x 10'6" (3.20m) maximum reducing to 7'4" (2.54m). uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

20'2" (6.15m) maximum x 11'10" (3.61m) maximum reducing to 7'10" (2.39m) ('L' shaped room). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Twin electric ovens. Four ring Neff electric hob. Additional four ring gas hob with stainless steel splashback and double width filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Slimline dishwasher. Space for upright fridge freezer. Space for table and chairs. Radiator. Inset LED spotlights to ceiling. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Glass panelled door leads to:

UTILITY ROOM

8'10" (2.69m) x 5'6" (1.68m). 1½ bowl sink unit with single drainer and mixer tap set within roll edge work top with tiled splashback and base cupboards under. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Radiator. Inset LED spotlights to ceiling. uPVC double glazed door provides access to side elevation. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 6

10'6" (3.20m) x 8'6" (2.59m). Radiator. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Access to roof space. Radiator. Smoke alarm. Airing cupboard housing hot water tank. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond. Door to:

BEDROOM 5

10'8" (3.25m) x 9'0" (2.74m) maximum reducing to 6'10" (2.08m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 1

10'8" (3.25m) x 10'8" (3.25m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

9'0" (2.74m) x 8'4" (2.54m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

Comprising panelled bath with fitted main shower unit over. Wall hung wash hand basin with mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

10'6" (3.20m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

11'4" (3.45m) maximum x 8'8" (2.64m) maximum reducing to 5'8" (1.73m) ('L' shaped room). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

SHOWER ROOM

A matching suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Radiator. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a good size area of lawn with brick paved double width driveway providing parking for approximately two vehicles part of which provides access to **single garage**. Brick paved pathway leads to the front door with courtesy light. Front patio. Side timber gate with pathway leads to the rear garden which is a particular feature of the property enjoying a westerly aspect whilst consisting of a good size paved patio. Retaining wall with shrub bed well stocked with a variety of maturing shrubs, plants and bushes. Timber shed. Side steps lead to a good size area of garden laid to three tiers of lawn. The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band:

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down that road, over the mini roundabout and proceed straight ahead up into Pennsylvania Road. At the traffic light/crossroad junction again continue straight ahead almost to the brow of the hill and turn right into Rosebarn Lane and continue down and take the 3rd left into Aldrin Road where the property in question will be found a short way along 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.

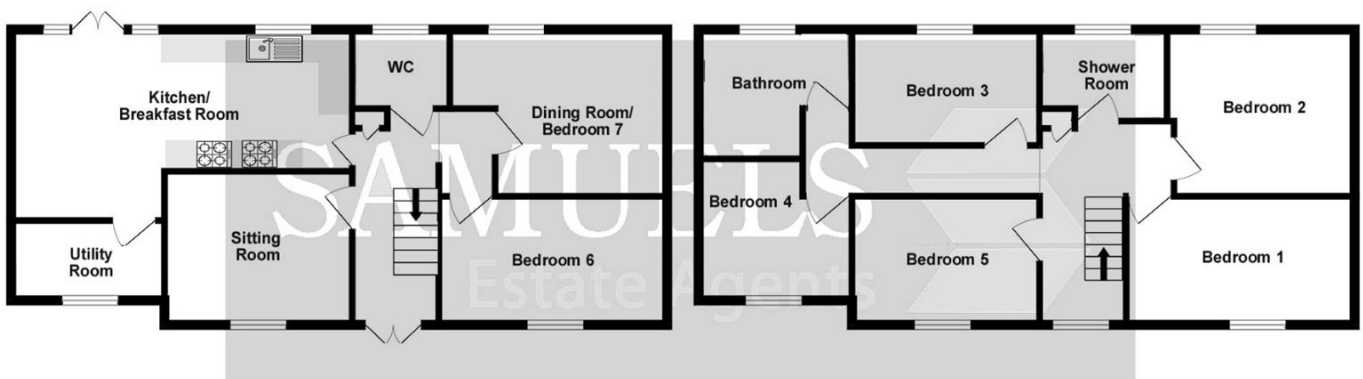
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0424/8613/AV



TOTAL FLOOR AREA: 1320 sq.ft. (122.7 sq.m.) approx.

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		