



**61 BLACKBOY ROAD  
EXETER  
DEVON  
EX4 6TD**

PROOF COPY



**£515,000 FREEHOLD**



**A substantial three storey licenced HMO town house occupying a highly convenient position providing good access to local amenities, university and Exeter city centre. Currently let to five students producing an income of £37,400 per academic year. Five good size bedrooms. Two shower rooms. One ensuite shower room. Reception hall. Communal room. Kitchen. Gas central heating. uPVC double glazing. Private hardstanding for approximately two/three vehicles. A great central position. Viewing recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Obscure uPVC double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Understair recess. Smoke alarm. Cupboard housing electric meter and consumer unit. Fire alarm system. Door to:

### **COMMUNAL ROOM**

12'4" (3.76m) x 11'5" (3.48m) maximum. Laminate wood effect flooring. Radiator. Picture rail. uPVC double glazed window to rear aspect. Panelled door leads to:

### **KITCHEN**

13'2" (4.01m) x 6'4" (1.93m). Fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring electric hob. Plumbing and space for washing machine. Plumbing and space for dishwasher. Upright storage cupboard. Space for upright fridge freezer. Radiator. uPVC double glazed window to side aspect. uPVC double glazed door provides access to side elevation. Door to:

### **SHOWER ROOM**

WC. Wash hand basin. Tiled shower area with electric shower unit. Extractor fan. Radiator. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM**

16'5" (5.0m) into bay x 11'6" (3.51m). Radiator. uPVC double glazed bay window to front aspect.

### **FIRST FLOOR LANDING**

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

### **BEDROOM**

13'8" (4.17m) x 10'2" (3.10m) excluding wardrobe space. Radiator. Range of built in cupboards/wardrobes with fitted shelving. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM**

12'2" (3.71m) x 11'5" (3.48m) into recess. Radiator. Built in cupboard with fitted shelving. Picture rail. uPVC double glazed window to rear aspect. Door to:

### **ENSUITE SHOWER ROOM**

Comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with mixer tap. Low level WC. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **SHOWER ROOM**

Comprising tiled shower enclosure with fitted shower unit. Wash hand basin with mixer tap. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **SECOND FLOOR LANDING**

Obscure uPVC double glazed window to side aspect. Door to:

### **BEDROOM**

13'8" (4.17m) x 11'8" (3.56m) maximum (part sloped ceiling). Radiator. uPVC double glazed window to front aspect.

From second floor landing, door to:

### **BEDROOM**

12'4" (3.76m) x 11'6" (3.51m) maximum (part sloped ceiling). Radiator. Access to roof void. uPVC double glazed window to rear aspect.

### **OUTSIDE**

Directly to the front of the property is a hard standing for a small vehicle. Shared access leads to the front door. Vehicle access is then gained to the rear of the property where there is an area of parking for approximately two vehicles. A timber gate provides access to an additional area currently used as storage.

### **TENURE**

Freehold

**DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road and just before the traffic light junction the property in question will be found on the right 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.

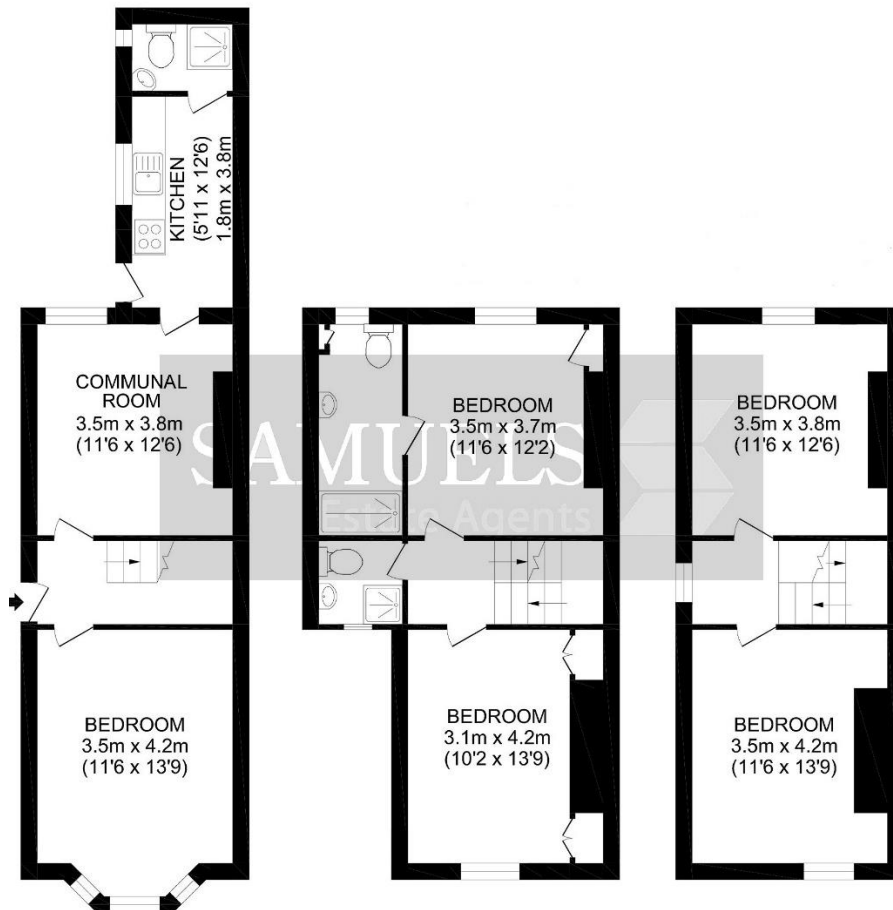
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0324/8604/AV**



Approximate internal area 121.1 sq. M. (1304 sq.ft.)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		