



Turner Locker

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EXETER 2 QUEENS CRESCENT YORK ROAD/LONGBROOK STREET EX4 6AY



FOR SALE FREEHOLD

Superb Investment Opportunity

Offers in excess of £500,000

With variable income Circa 15-18% return

Producing over £100,000 per annum

**11-12 Bedrooms, 4-5 Bathrooms, Dining Room, Gas Central Heating, 3
storey accommodation, variable rental income**



LOCATION & DESCRIPTION

Situated in a sought after investment area of the city. A large period property retaining many period features and offered for sale with no onward chain.

ACCOMMODATION WITH APPROXIMATE MEASUREMENTS

Front door to:

Enclosed

Porch Leaded inner door to:

Reception

Hallway Turning staircase up to first floor landing

Dining

Room 17'1" x 10'6" (5.2m x 3.2m). Coved ceiling, picture rail and double panelled radiator

Bedroom

21' x 14'9" (6.4m x 4.5m). Sash bay window to the front, coved ceiling, picture rail, wash hand basin, tiled fireplace and hearth.

Kitchen

20' x 9"10' (6.1m x 3m) Two single drainer sink units, two gas cooker points, plumbing for automatic washing machine, tall cupboards and sash window to the side.

Inner

Hallway Radiator

Bedroom

22'8" x 10'6" (6.9m x 3.2m) radiator, pedestal wash hand basin and window to the rear.

Office

9'10" x 9'2" (3m x 2.8m) Telephone point, radiator, door and window to the rear.

Bathroom

Four piece suite comprising low level wc, pedestal wash hand basin and panelled bath. Additional shower cubicle, part tiled walls and window to the rear.

FIRST FLOOR

Landing

Leaded and stained window to the front.

Bedroom

15'1" (4.6m) decreasing to 12'2" (3.7m) x 7'3" (2.2m)
Wash hand basin, radiator and window to the front.



Bedroom 15'1" (4.6m) decreasing 12'2" (3.7m) x 7'3" (2.2m). Radiator, wash hand basin and sash bay window to the front.

Shower Room Shower cubicle

Bedroom 13'5" (4.1m) extending to 17'1" (5.2m) x 11'10" (3.6m). Radiator, wash hand basin, built in wardrobe and double glazed window to the rear.

WC Low level flush wc, tile floor and sash window to the side.

Bathroom Low level WC, panelled bath with shower over and window to the side

Kitchenette 10'2" x 8'10" (3.1m x 2.7m) Single drainer sink unit, base cupboards, gas cooker point and double glazed window to the side.

Bedroom 13'9" x 8'10" (4.2m x 2.7m) radiator and window to the rear.

Bathroom Low level WC, bidet, pedestal wash hand basin and panelled bath. Part tiled walls, radiator and window to the rear.

SECOND FLOOR

Bedroom 16'9" x 14'1" (5.1m x 4.3m) Radiator, wash hand basin and window to the front.

Bedroom 17'1" x 5'7" (5.2m x 1.7m) Radiator, pedestal wash hand basin and double glazed window to the rear.

Bedroom 13'1" x 5'11" (3.99m x 1.8m) Wash hand basin and window to the rear

Bedroom 9'10" x 9'6" (3m x 2.9m) Wash hand basin, radiator and window to the side

WC Low level suite

Shower Room Shower cubicle and window to the side

OUTSIDE

Front Forecourt area



- Rear** Lawned rear garden, garden shed and adjacent annex
- ANNEXE** 18'1" (5.5m) x 9'6" (2.9m) extending to 15'9" (4.8m) Double panelled radiator, kitchen, shower and WC.
- GARAGE** Accessed off Leighton Terrace
- TERMS** The property is offered for sale freehold
- VIEWING** By Appointment with Turner Locker
T: 01392 201 202
www.turner-locker.co.uk

SUBJECT TO CONTRACT
EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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