



Turner Locker Barnfield

Commercial Property Consultants

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EXETER
6 St David's Hill
Two large period 3 bed flats
EX4 3RG



RESIDENTIAL INVESTMENT
FOR SALE



LOCATION & DESCRIPTION

The premises are situated on St David's Hill an easy stroll from the city centre & St Davids main line railway station yet still in a quiet location. Close by is Exeter's iconic 'Iron Bridge' leading to the city center shops.

A period property of brick elevations under a slated roof with a garden to the rear with accommodation on ground, 1st and 2nd floor. There is a shop at ground level whilst the 1st and 2nd floors have been converted to form two spacious 3 bedroomed flats one on each floor.

ACCOMMODATION/MEASUREMENTS (all measurements are approximate)

Arranged as follows:

1st Floor

Flat 2

Living room 4.4m x 3.3m

Bed 1 2.26m x 3.9m

Bed 2 3.92m x 2.92m

Bed 3 3.27m x 3.2m (max)

Kitchen 3.75m x 2.5m

Bathroom.



2nd floor

Flat 3

Living room 4.3m x 3.88m

Kitchen 3.26m x 3.78m

Bathroom

Bed 1 3.85m x 2.3m

Bed 2 3.85m x 2.54m

Bed 3 3.55m x 3.56m (max)

Both flats have access to an enclosed rear garden



The garden

PROPOSAL

Flat 2 1st Floor £190,000 long leasehold.

Flat 3 2nd Floor £185,000 long leasehold

Offers will be considered for the pair

The flats will sold on nearly created 125 yrs. leases subject to as peppercorn rental with each unit being responsible for 1/3 of the external maintenance and buildings insurance

EPC are being updated currently

COUNCIL TAX BANDING -

VIEWING:

To arrange a viewing please contact:

Turner Locker Barnfield

Tel: 01392 201202

Email: mark@turner-locker.co.uk

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Subject to Contract – Exclusive of VAT where applicable

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